

**Jackson Zoological Society, Jackson Mississippi – 2015 Master Plan**  
Building & Facility Assessment

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**ENTRANCE GATE**

Key Plan Locator: **1**

**LOCATION:** West  
**CURRENT USE:** Park Entry  
**ORIGINAL USE:** Park Entry / Ticketing  
**ORIGINAL CONSTRUCTION DATE:** 2004  
**BUILDING AREA:**  
**CONSTRUCTION:** Metal Studs/ EIFS,  
Metal Roof



**HVAC SYSTEM:**

**NOTES:**

- Two Ticketing Offices (100 sf each)
- Electrical Room
- Gated
- Offices currently not being used – Gates are locked at night

**KNOWN ISSUES:**

- 

**PRIORITY GRADE:** **A**



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### ENTRANCE BUILDING ADMISSIONS AND GIFT SHOP

Key Plan Locator: **2**

<b>LOCATION:</b>	North
<b>CURRENT USE:</b>	Visitor Entrance & Services
<b>ORIGINAL USE:</b>	Concessions
<b>ORIGINAL CONSTRUCTION DATE:</b>	1980's
<b>BUILDING AREA:</b>	2000 sf
<b>CONSTRUCTION:</b>	Wood Frame, Asphalt Roof Shingles, Open Structure in the Gift Shop
<b>HVAC SYSTEM:</b>	Split System



#### NOTES:

- Ticketing, Gift Shop, Office, Storage, Private Restroom, Safe Room, Mechanical Room
- Can provide tickets sales from two sides
- New roof, approximately 3 years old

#### KNOWN ISSUES:

- Lighting is not adequate
- Dated interior finishes
- Need more space for gift shop and storage
- Desire for gift shop and admissions to be separated

PRIORITY GRADE: **B**



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### COMMUNITY CENTER

Key Plan Locator: **3**

**LOCATION:** North

**CURRENT USE:** Rental and Music Events

**ORIGINAL USE:**

**ORIGINAL CONSTRUCTION DATE:**

**BUILDING AREA:** 3500 sf

**CONSTRUCTION:** Wood Frame with brick and stone veneer  
Wood Frame single slope roof structure with built-up roof  
Acoustical Tile Ceiling

**HVAC SYSTEM:** Split system



**NOTES:**

- Great Room (1200 sf), kitchen, mechanical room, storage, 2 restrooms
- Back of building is a stage for Zoo Blues and other events

**KNOWN ISSUES:**

- Needs new roof
- Finishes are old and need replacing
- Restrooms need to be upgraded

**PRORITY GRADE:** **C**



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### HOSPITAL

Key Plan Locator: **4**

**LOCATION:** North

**CURRENT USE:** Hospital

**ORIGINAL USE:** Hospital

**ORIGINAL CONSTRUCTION DATE:** 1975

**BUILDING AREA:** 3700 sf with addition

**CONSTRUCTION:** Wood Frame with CMU walls at animal holding areas  
Wood Frame roof with asphalt shingles  
Board and Batten siding

**HVAC SYSTEM:** Split system



**NOTES:**

- 6 wards (2 large and 4 small), Office, Washroom, Small Restroom, Surgery, Lab, Treatment Room, Dark Room
- Addition houses outside quarantine
- Additional stand alone storage building at back
- Eagle Flight cage

**KNOWN ISSUES:**

- Roof needs replacing, including wood fascia boards
- Addition is separating from original building causing possible rodent intrusion
- HVAC is not working adequately, staining around vents and possible rats nest at diffusers
- Return Air vent is in storage room
- Continuing problem with doors rusting at holding area
- Antiquated electrical panel and system
- Quarantine needs to be stand alone structure

**PRIORITY GRADE:** **C**



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**DISCOVERY BARN 2**

Key Plan Locator: **6**

**LOCATION:** North

**CURRENT USE:** Stalls for contact yard animals and path to contact yard

**ORIGINAL USE:** Petting Zoo

**ORIGINAL CONSTRUCTION DATE:** 1975, renovated in 1989

**BUILDING AREA:** 1400 sf

**CONSTRUCTION:** Heavy timber post system with structural tongue and groove roof decking with wood shingle roof Board and batten siding

**HVAC SYSTEM:** none



**NOTES:**

- 

**KNOWN ISSUES:**

- Roof needs replacing immediately, roof is actively leaking
- Board and batten siding is experiencing dry rot and decaying in areas most vulnerable to exposure to the elements
- Despite water damage, building is in good structural condition
- Where addition meets main building, building siding and roof have serious wood decay

**PRIORITY GRADE: D**



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**DISCOVERY BARN 3**

Key Plan Locator: **7**

**LOCATION:** North

**CURRENT USE:** Docent area, educational animal holding with addition for office space

**ORIGINAL USE:** Docent area and Storage

**ORIGINAL CONSTRUCTION DATE:** 1975, renovated in 1989, addition in 1990's



**BUILDING AREA:** 1500 sf with addition

**CONSTRUCTION:** Heavy timber post system with structural tongue and groove roof decking with wood shingle roof  
Board and batten siding

**HVAC SYSTEM:** none

**NOTES:**

- 

**KNOWN ISSUES:**

- Roof needs replacing immediately, roof is actively leaking
- Board and batten siding is experiencing dry rot and decaying in areas most vulnerable to exposure to the elements
- Despite water damage, building is in good structural condition

**PRIORITY GRADE: D**



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**DISCOVERY BARN 4**

Key Plan Locator: **8**

**LOCATION:** North

**CURRENT USE:** Empty

**ORIGINAL USE:** Elephant trunk slide and storage

**ORIGINAL CONSTRUCTION DATE:** 1975, renovated in 1989, modification made in 2009 for penguin exhibit

**BUILDING AREA:** 1300 sf

**CONSTRUCTION:** Heavy timber post system with structural tongue and groove roof decking with wood shingle roof  
Board and batten siding

**HVAC SYSTEM:** none

**NOTES:**

- Limited Playground equipment

**KNOWN ISSUES:**

- Roof needs replacing immediately, roof is actively leaking
- Board and batten siding is experiencing dry rot and decaying in areas most vulnerable to exposure to the elements
- Despite water damage, building is in good structural condition



**PRIORITY GRADE: D**



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### AMPHITHEATER

Key Plan Locator: **9**

**LOCATION:** Central

**CURRENT USE:** Educational chats, music

**ORIGINAL USE:** Amphitheater use

**ORIGINAL CONSTRUCTION DATE:**

**BUILDING AREA:** 231sf enclosed storage space / 900 sf of stage

**CONSTRUCTION:** Wood and steel columns with wood roof trusses, metal roof

**HVAC SYSTEM:** Window unit



**NOTES:**

- Storage space
- Currently money is allocated through the Gertrude Foundation to provide, amphitheater seating, shade structures and improved PA system

**KNOWN ISSUES:**

- Staining at exterior wood siding at storage area and concrete stage wall

**PRIORITY GRADE: B**





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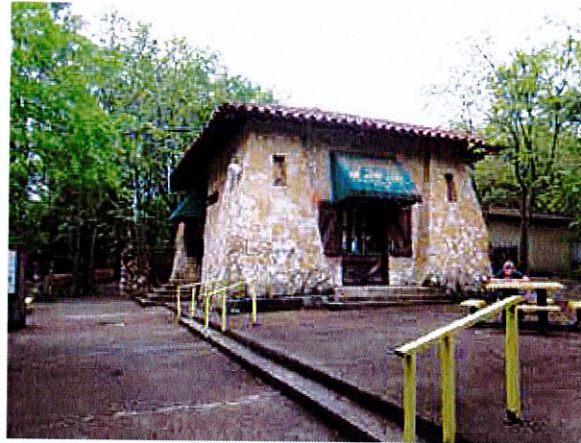
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### ELEPHANT CAFÉ \*

Key Plan Locator: **10**

<b>LOCATION:</b>	Central
<b>CURRENT USE:</b>	Food Service
<b>ORIGINAL USE:</b>	Elephant Barn
<b>ORIGINAL CONSTRUCTION DATE:</b>	1920's, renovated into café 1990's
<b>BUILDING AREA:</b>	900 sf with Addition
<b>CONSTRUCTION:</b>	Tishamingo Stone rusticated structure with wood roof framed structure and clay tile roof
<b>HVAC SYSTEM:</b>	Split System



#### NOTES:

- \* Designated Mississippi Landmark
- Addition is used for storage and refrigerators

#### KNOWN ISSUES:

- HVAC units are in attic and hard to work on due to limited space in attic
- Roof needs general maintenance
- Stone needs cleaning and general maintenance
- Window Treatments should be improved
- Visible cracks in mortar joints
- Café is not the best use for building type

PRORITY GRADE: **B**



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### ELEPHANT CAFÉ PAVILION

Key Plan Locator: **11**

LOCATION:	Central
CURRENT USE:	Eating Pavilion
ORIGINAL USE:	Eating Pavilion
ORIGINAL CONSTRUCTION DATE:	1990's
BUILDING AREA:	
CONSTRUCTION:	Wood
HVAC SYSTEM:	None



**NOTES:**

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**KNOWN ISSUES:**

- Needs maintenance and general improvements
- Dated structure

PRORITY GRADE: **C**



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**RESTROOMS**

Key Plan Locator: **12**

**LOCATION:** Central  
**CURRENT USE:** Restrooms  
**ORIGINAL USE:** Restrooms  
**ORIGINAL CONSTRUCTION DATE:** 2011  
**BUILDING AREA:** 850 sf  
**CONSTRUCTION:** Concrete block walls with wood framed roof structure with metal roof  
**HVAC SYSTEM:** Exhaust



**NOTES:**

- Women: 6 Toilet Stalls (1 HC) and 2 Lavatories
- Men: 2 Toilet Stalls (1 HC), 4 Urinals and 2 Lavatories
- Rain Water Collection system

**KNOWN ISSUES:**

- Poor lighting

**PRIORITY GRADE: A**



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**ADMINISTRATION BUILDING**

Key Plan Locator: **14**

**LOCATION:** Central

**CURRENT USE:** Administration Offices

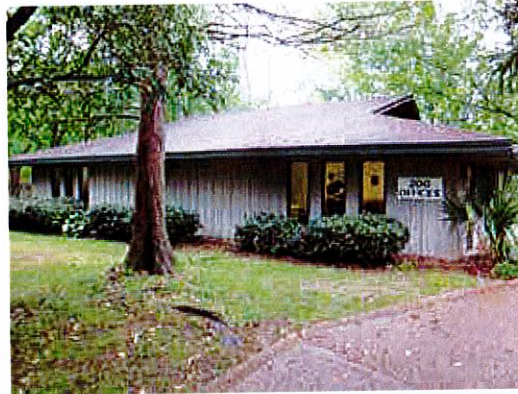
**ORIGINAL USE:** Administration Offices

**ORIGINAL CONSTRUCTION DATE:** 1975?

**BUILDING AREA:** 2500 sf

**CONSTRUCTION:** Wood framed with board and batten siding and asphalt shingle roof

**HVAC SYSTEM:** Split system



**NOTES:**

- Meeting Room
- 6 Offices
- 1 Restroom
- 1 Reception Area
- Mechanical/Storage Room

**KNOWN ISSUES:**

- Antiquated electrical system
- Office space is maxed
- Finishes are outdated
- Roof is wearing

**PRIORITY GRADE: B**



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**CHIMPANZEE HOLDING**

Key Plan Locator: **16**

**LOCATION:** East – African Rainforest

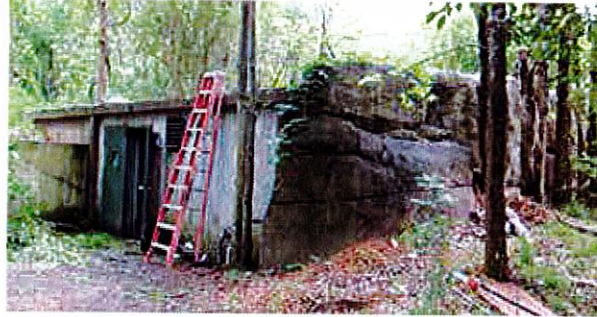
**CURRENT USE:** Chimpanzee holding

**ORIGINAL USE:** Chimpanzee holding

**ORIGINAL CONSTRUCTION DATE:** 1985

**BUILDING AREA:** 1800 sf

**CONSTRUCTION:** Poured in place concrete with rockwork at exterior, membrane roof



**HVAC SYSTEM:** Forced Air, heat

**NOTES:**

- 6 bedrooms including 1 large bedroom

**KNOWN ISSUES:**

- Membrane Roof needs replacing
- Waterfall does not work
- Skylights are broken
- Lighting is poor
- Hard to get in and out of exhibit
- Needs continual loop (currently there are two ways to exhibit opening)
- Poor drainage
- No easy way to accommodate big enrichment into exhibit
- There is no outdoor holding
- Building shifts (possible soil conditions) and doors are continually stuck
- Use Fan for cooling – not adequate

**PRIORITY GRADE:** **C**



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### OLD RHINO HOLDING

Key Plan Locator: **17**

**LOCATION:** East – African Rainforest

**CURRENT USE:** Rhino Holding

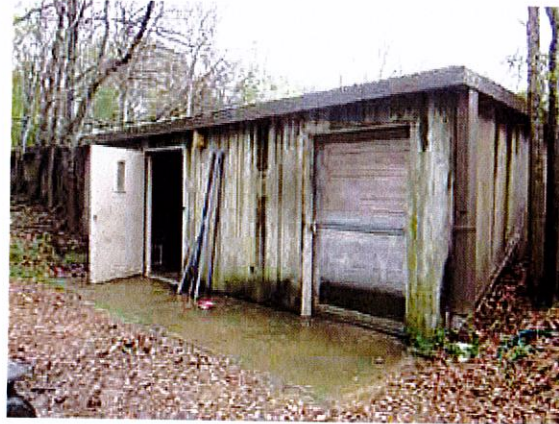
**ORIGINAL USE:** Rhino Holding

**ORIGINAL CONSTRUCTION DATE:** 1985

**BUILDING AREA:** 1400 sf

**CONSTRUCTION:** Poured in place concrete with rockwork at exterior, membrane roof

**HVAC SYSTEM:** Forced Air, heat



**NOTES:**

- 3 bedrooms
- Rhino will be moved to current Rhino Holding

**KNOWN ISSUES:**

- Ceiling is low for Rhino
- Lighting is low
- Membrane roof needs to be replaced

**PRIORITY GRADE: B**



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### COLOBUS HOLDING

Key Plan Locator: **19**

**LOCATION:** East – African Rainforest

**CURRENT USE:** Colobus Holding

**ORIGINAL USE:** Colobus Holding

**ORIGINAL CONSTRUCTION DATE:** 1985

**BUILDING AREA:**

**CONSTRUCTION:** Concrete Block walls  
with wood framed  
with membrane

**HVAC SYSTEM:** Small exhaust fan  
Forced heat



**NOTES:**

- 6 bedrooms
- Boardwalk is above building

**KNOWN ISSUES:**

- Concrete block is broken at bolts
- Shifting, doors do not operate properly
- Loud, due to visitors walking above at boardwalk
- Standing water at roof – needs new roof – hard to replace due to boardwalk
- Difficult to get large enrichment into exhibit
- Rat problem – holes in ceiling

**PRORITY GRADE:** **C**



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### HIPPO HOLDING

Key Plan Locator: **20**

**LOCATION:** East – African Rainforest

**CURRENT USE:** Pygmy Hippo, Monkey, River Hog Holding

**ORIGINAL USE:** Pygmy Hippo, Monkey, River Hog Holding

**ORIGINAL CONSTRUCTION DATE:** 1985



**BUILDING AREA:**

**CONSTRUCTION:** Concrete walls with concrete roof with membrane

**HVAC SYSTEM:** Gas heater, forced air  
Exhaust fan

**NOTES:**

- Pygmy Hippo: 2 Bedrooms
- Monkey: One Bedroom
- River Hog: 2 Bedrooms

**KNOWN ISSUES:**

- Pools have drainage problems
- Problems with electrical doors
- Humidity problem

**PRIORITY GRADE:** **C**





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**AFRICAN RAINFOREST BOARDWALK**

Key Plan Locator: **21**

**LOCATION:** East – African Rainforest

**CURRENT USE:** Pedestrian Path

**ORIGINAL USE:** Pedestrian Path

**ORIGINAL CONSTRUCTION DATE:** 1985

**BUILDING AREA:**

**CONSTRUCTION:** Wood

**HVAC SYSTEM:**



**NOTES:**

- 

**KNOWN ISSUES:**

- Deteriorated / damaged boards and railing need replacing
- General maintenance needed

**PRIORITY GRADE: B**



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**HOOF STOCK BARN 1\***

Key Plan Locator: **22**

**LOCATION:** South – Africa Savannah  
**CURRENT USE:** Animal Holding  
**ORIGINAL USE:** Animal Holding  
**ORIGINAL CONSTRUCTION DATE:** 1940's  
**BUILDING AREA:** 500 sf  
**CONSTRUCTION:** Tishamingo Stone Walls  
with wood rafters and  
clay tile roof  
**HVAC SYSTEM:** None



**NOTES:**

- \*Historic Importance
- No floor drains, concrete slab slopes to drain to exterior

**KNOWN ISSUES:**

- Holding transition is difficult to transition animal in and out

**PRORITY GRADE: A**



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**HOOF STOCK BARN 2\***

Key Plan Locator: **23**

**LOCATION:** South – Africa Savannah  
**CURRENT USE:** Animal Holding  
**ORIGINAL USE:** Animal Holding  
**ORIGINAL CONSTRUCTION DATE:** 1940's  
**BUILDING AREA:** 500 sf  
**CONSTRUCTION:** Tishamingo Stone Walls  
with wood rafters and  
clay tile roof  
**HVAC SYSTEM:** None



**NOTES:**

- \*Historic Importance
- No floor drains, concrete slab slopes to drain to exterior

**KNOWN ISSUES:**

- Holding transition is difficult to transition animal in and out

**PRIORITY GRADE: A**



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**HOOF STOCK BARN 3\***

Key Plan Locator: **24**

**LOCATION:** South – Africa Savannah  
**CURRENT USE:** Animal Holding  
**ORIGINAL USE:** Animal Holding  
**ORIGINAL CONSTRUCTION DATE:** 1940's  
**BUILDING AREA:** 500 sf  
**CONSTRUCTION:** Tishamingo Stone Walls with wood rafters and clay tile roof  
**HVAC SYSTEM:** None



**NOTES:**

- \*Historic Importance
- No floor drains, concrete slab slopes to drain to exterior

**KNOWN ISSUES:**

- Holding transition is difficult to transition animal in and out

**PRIORITY GRADE: A**



## Jackson Zoological Society, Jackson Mississippi – 2015 Master Plan

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### HOOF STOCK BARN 4\*

Key Plan Locator: **25**

**LOCATION:** South – Africa Savannah

**CURRENT USE:** Zebra Holding

**ORIGINAL USE:** Animal Holding

**ORIGINAL CONSTRUCTION DATE:** 1940's

**BUILDING AREA:** 1000 sf

**CONSTRUCTION:** Tishamingo Stone Walls  
with wood rafters and clay  
tile roof

**HVAC SYSTEM:** None



**NOTES:**

- \*Historic Importance

**KNOWN ISSUES:**

- No floor drains, concrete slab slopes to drain to exterior
- Shifting is inadequate for zebra
- Minor cracking in mortar joints
- Plaster enclosure walls are deteriorating from the bottom

**PRIORITY GRADE: B**



## Jackson Zoological Society, Jackson Mississippi – 2015 Master Plan

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### RHINO HOLDING 1\*

Key Plan Locator: **26**

<b>LOCATION:</b>	South – Africa
<b>CURRENT USE:</b>	Empty
<b>ORIGINAL USE:</b>	Elephant Holding
<b>ORIGINAL CONSTRUCTION DATE:</b>	1940's
<b>BUILDING AREA:</b>	1000 sf
<b>CONSTRUCTION:</b>	Tishamingo Stone Walls with wood rafters and clay tile roof
<b>HVAC SYSTEM:</b>	None



#### NOTES:

- \*Designated as Mississippi Landmark
- Currently in design phase for renovation
- Structurally in good condition

#### KNOWN ISSUES:

- Roof is heavily damage from vine intrusion
- Wood roof structure needs replacement in limited areas
- Stone is showing signs of previous shifting
- Drainage between buildings needs improvement
- Needs new electrical

PRIORITY GRADE: **D**



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**RHINO HOLDING 2**

Key Plan Locator: **27**

**LOCATION:** South – Africa  
**CURRENT USE:** Rhino Holding  
**ORIGINAL USE:** Elephant Holding  
**ORIGINAL CONSTRUCTION DATE:** 1940's  
**BUILDING AREA:** 1639 sf  
**CONSTRUCTION:** Metal Building with concrete block wainscot  
**HVAC SYSTEM:** Radiant heating



**NOTES:**

- 

**KNOWN ISSUES:**

- Water seepage from drainage above
- Concrete block is not fully grouted – visible holes in block were possible drilling of equipment occurred

**PRIORITY GRADE: B**



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### MAINTENANCE STORAGE

Key Plan Locator: **29**

**LOCATION:** South

**CURRENT USE:** Gas powered equipment storage and Animal Care, Holiday and Special Event Storage

**ORIGINAL USE:** Storage

**ORIGINAL CONSTRUCTION DATE:** 2012

**BUILDING AREA:** 1500 sf

**CONSTRUCTION:** Metal Building

**HVAC SYSTEM:** None

**NOTES:**

- 

**KNOWN ISSUES:**

- 

**PRIORITY GRADE:** **A**





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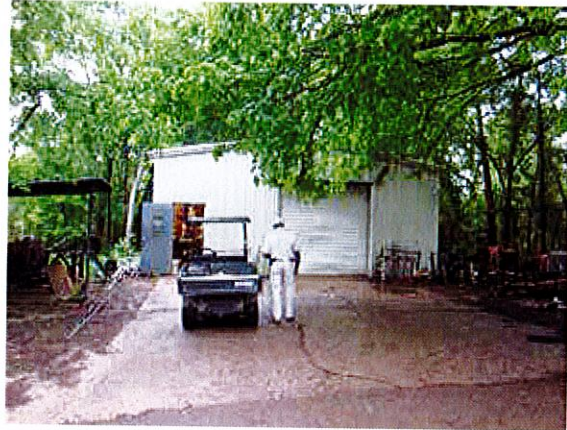
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### MAINTENANCE SHOP

Key Plan Locator: **30**

**LOCATION:** South  
**CURRENT USE:** Shop  
**ORIGINAL USE:**  
**ORIGINAL CONSTRUCTION DATE:** 1990's  
**BUILDING AREA:** 200 sf  
**CONSTRUCTION:** Metal Building  
**HVAC SYSTEM:**



**NOTES:**

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**KNOWN ISSUES:**

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**PRIORITY GRADE: B**



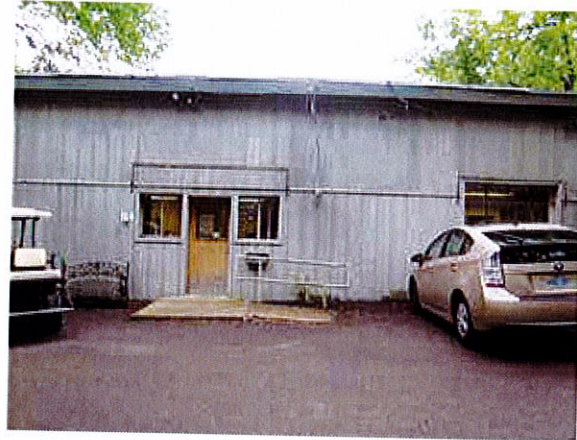
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### CURATOR COMMISSARY

Key Plan Locator: **31**

**LOCATION:** South  
**CURRENT USE:** Offices / Storage  
**ORIGINAL USE:**  
**ORIGINAL CONSTRUCTION DATE:**  
**BUILDING AREA:** 2600 sf  
**CONSTRUCTION:** Concrete Block  
**HVAC SYSTEM:**



**NOTES:**

- 3 Front Offices
- Restrooms
- Office Storage rooms
- Animal Care Break Room
- Commissary: walk in cooler, kitchen
- Food Storage
- Exterior Storage and Paint Room

**KNOWN ISSUES:**

- Extreme Rat Problem
- Drainage problems coming from employee parking lot
- 

**PRIORITY GRADE: D**



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**LEMUR HOLDING\***

Key Plan Locator: **32**

**LOCATION:** South  
**CURRENT USE:** Lemur Holding  
**ORIGINAL USE:** Restrooms  
**ORIGINAL CONSTRUCTION DATE:** 1940's  
**BUILDING AREA:** 450 sf  
**CONSTRUCTION:** Tishamingo Stone Walls with wood rafters and clay tile roof



**HVAC SYSTEM:**

**NOTES:**

- \*Designated as a Mississippi Landmark
- 2 interior bedrooms
- Storage closet
- Interior walls are plaster

**KNOWN ISSUES:**

- Roof needs repair
- Wood roof rafters and framing need repair and paint
- Interior floor drains do not work
- Poor exterior drainage

**PRIORITY GRADE: C**



## Jackson Zoological Society, Jackson Mississippi – 2015 Master Plan

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### KOOKABURA EXHIBIT

Key Plan Locator: **33**

**LOCATION:** South

**CURRENT USE:** Kookaburra Exhibit

**ORIGINAL USE:** Prairie Dog Exhibit

**ORIGINAL CONSTRUCTION DATE:** 1967

**BUILDING AREA:** 751 sf including covered walkway

**CONSTRUCTION:** Concrete and Steel covered in gunite, asphalt roof

**HVAC SYSTEM:** none



**NOTES:**

- 

**KNOWN ISSUES:**

- Needs new roof
- No drainage system
- Skylight is broken
- Needs new caging
- Fascia Boards needs repair/replacement

**PRIORITY GRADE:** **C**



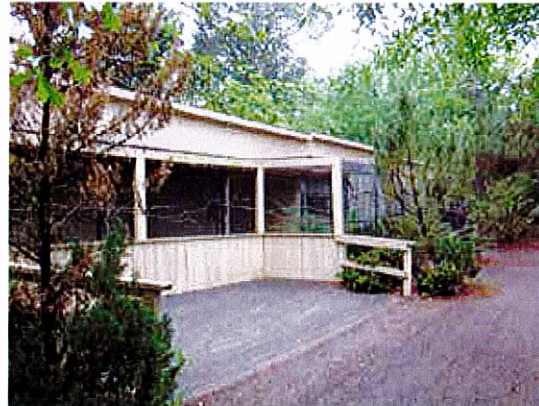
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**BIRD RUN HOLDING**

Key Plan Locator: **34**

**LOCATION:** West  
**CURRENT USE:** Bird Exhibit  
**ORIGINAL USE:** Bird Exhibit  
**ORIGINAL CONSTRUCTION DATE:** 1964  
**BUILDING AREA:**  
**CONSTRUCTION:** Gunite and Chainlink



**HVAC SYSTEM:**

**NOTES:**

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**KNOWN ISSUES:**

- No holding for sick birds
- No drainage
- No pools
- Difficult to bring in large enrichment / limbs due to no access



**PRIORITY GRADE: D**



## Jackson Zoological Society, Jackson Mississippi – 2015 Master Plan

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### OLD LEOPARD HOLDING

Key Plan Locator: **35**

**LOCATION:** West

**CURRENT USE:** Empty

**ORIGINAL USE:** Chimpanzee

**ORIGINAL CONSTRUCTION DATE:**

**BUILDING AREA:**

**CONSTRUCTION:** Concrete Block with Skim coat, Wood Framed Roof, asphalt shingles, chain link

**HVAC SYSTEM:** Heat



**NOTES:**

- 2 Holdings area
- Loft space

**KNOWN ISSUES:**

- No Water System
- Roof is wearing

**PRIORITY GRADE: D**



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**WATER BUILDING**

Key Plan Locator: **36**

**LOCATION:** West – Mississippi  
**CURRENT USE:** Holding and Exhibits  
**ORIGINAL USE:** Holding and Exhibits  
**ORIGINAL CONSTRUCTION DATE:** 2004  
**BUILDING AREA:**  
**CONSTRUCTION:** Concrete Block with concrete roof with membrane



**HVAC SYSTEM:**

**NOTES:**

- Otters: 3 bedrooms
- Beavers: 2 bedrooms
- Cougar: 4 bedrooms
- Reptile Exhibit
- Storage
- Mechanical
- Restroom

**KNOWN ISSUES:**

- Drainage system for exhibits is difficult
- Many places for spider webs and dust – difficult to maintain
- Beaver viewing bubble leak
- HVAC is hard to adjust

**PRIORITY GRADE: B**



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**BEAR HOLDING**

Key Plan Locator: **37**

**LOCATION:** West – Mississippi  
**CURRENT USE:** Bear Holding  
**ORIGINAL USE:** Bear Holding  
**ORIGINAL CONSTRUCTION DATE:** 2004  
**BUILDING AREA:** 1140 sf  
**CONSTRUCTION:** Concrete Block with concrete roof with membrane  
**HVAC SYSTEM:** split system



**NOTES:**

- 3 bedrooms including 1 large bedroom
- Outdoor holding

**KNOWN ISSUES:**

- Shifting has occurred

**PRIORITY GRADE: A**





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**BEAR VIEWING PAVILION**

Key Plan Locator: **38**

**LOCATION:** West – Mississippi  
**CURRENT USE:** Bear Viewing  
**ORIGINAL USE:** Bear Viewing  
**ORIGINAL CONSTRUCTION DATE:** 2004  
**BUILDING AREA:** 512 sf  
**CONSTRUCTION:** Heavy Timber, Metal Roof  
**HVAC SYSTEM:**



**NOTES:**

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**KNOWN ISSUES:**

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**PRIORITY GRADE: A**



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### EDUCATION BUILDING

Key Plan Locator: **39**

**LOCATION:** West – Mississippi

**CURRENT USE:** Education Building

**ORIGINAL USE:** Education Building

**ORIGINAL CONSTRUCTION DATE:** 2008

**BUILDING AREA:**

**CONSTRUCTION:** 2 story Wood Framed ,  
asphalt shingle and metal  
roof

**HVAC SYSTEM:** split system



**NOTES:**

- 3 Offices
- Conference Room
- Mechanical Room
- 2 Storage Rooms (1 could be office)
- Classroom
- Small Classroom
- Kitchen
- Security
- Old Docent Office
- Exhibit Hall

**KNOWN ISSUES:**

- Composite decking is buckling
- Behind building at “loading area”, retaining wall is bulging

**PRIORITY GRADE: A**



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### RESTROOMS

Key Plan Locator: **40**

**LOCATION:** West - Mississippi

**CURRENT USE:** Restrooms

**ORIGINAL USE:** Restrooms

**ORIGINAL CONSTRUCTION DATE:** 2004

**BUILDING AREA:** 950 sf

**CONSTRUCTION:** Concrete block , wood framed roof with metal roof



**HVAC SYSTEM:**

**NOTES:**

- Women: 7 stalls (including 1 HC with 1 HC lavatory), 2 lavatories
- Men: 2 stalls (including 1 HC with 1 HC lavatory), 3 urinals, 2 lavatories
- Janitor's closet

**KNOWN ISSUES:**

- Too Hot in summer

**PRIORITY GRADE:** **A**



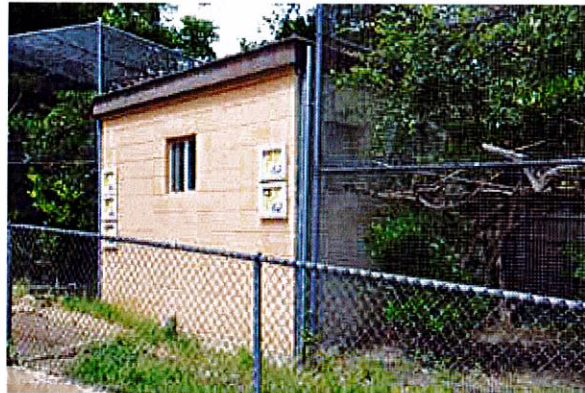
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**TAMARIN HOLDING**

Key Plan Locator: **41**

**LOCATION:** West  
**CURRENT USE:** Tamarind Holding  
**ORIGINAL USE:**  
**ORIGINAL CONSTRUCTION DATE:**  
**BUILDING AREA:** 150 sf  
**CONSTRUCTION:** Concrete block  
**HVAC SYSTEM:**



**NOTES:**

- 

**KNOWN ISSUES:**

- Too Small

**PRIORITY GRADE: D**



## Jackson Zoological Society, Jackson Mississippi – 2015 Master Plan

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### SPIDER MONKEY HOLDING

Key Plan Locator: **42**

**LOCATION:** West

**CURRENT USE:** Spider Monkey Holding

**ORIGINAL USE:**

**ORIGINAL CONSTRUCTION DATE:**

**BUILDING AREA:** 250 sf

**CONSTRUCTION:** Concrete block

**HVAC SYSTEM:**



**NOTES:**

- 

**KNOWN ISSUES:**

- Too small
- Shift doors do not work properly

**PRIORITY GRADE: D**



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**BACKYARD CREATURES**

Key Plan Locator: **43**

**LOCATION:** West - Mississippi  
**CURRENT USE:** Small Habitat Holding and Exhibits  
**ORIGINAL USE:** Small Habitat Holding and Exhibits  
**ORIGINAL CONSTRUCTION DATE:** 2004  
**BUILDING AREA:** 1200 sf  
**CONSTRUCTION:** Wood framed with metal roof  
**HVAC SYSTEM:** Split system



**NOTES:**

- 

**KNOWN ISSUES:**

- Maintenance – needs painting at base of exterior columns

**PRIORITY GRADE: A**



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**OCTAGONAL FOOD SERVICE\***

Key Plan Locator: **44**

**LOCATION:** West - Mississippi  
**CURRENT USE:** Food Service  
**ORIGINAL USE:** Concessions  
**ORIGINAL CONSTRUCTION DATE:**  
**BUILDING AREA:** 300 sf  
**CONSTRUCTION:** Wood post with stone veneer and wood framed roof with asphalt shingles  
**HVAC SYSTEM:** Window unit



**NOTES:**

- \*Designated as a Mississippi Landmark

**KNOWN ISSUES:**

- Roof is wearing
- Waterline to service building needs work
- Small electrical

**PRIORITY GRADE: B**



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**MONKEY ISLAND CASTLE\***

Key Plan Locator: **45**

**LOCATION:** West - Mississippi

**CURRENT USE:**

**ORIGINAL USE:** Monkey Exhibit

**ORIGINAL CONSTRUCTION DATE:** 1920's

**BUILDING AREA:** 400 sf

**CONSTRUCTION:** Stone Structure

**HVAC SYSTEM:**

**NOTES:**

- \*Designated as a Mississippi Landmark

**KNOWN ISSUES:**

- 



**PRIORITY GRADE: B**





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### RAMADA\*

Key Plan Locator: **46**

**LOCATION:** West - Mississippi

**CURRENT USE:** Pavilion

**ORIGINAL USE:** Pavilion

**ORIGINAL CONSTRUCTION DATE:** 1940's

**BUILDING AREA:** 930 sf

**CONSTRUCTION:** Tishamingo Stone  
Structure with wood post,  
wood framed roof and  
clay tile roof



**HVAC SYSTEM:** None

#### NOTES:

- \*Designated as a Mississippi Landmark

#### KNOWN ISSUES:

- Heavy Termite Damage too wood post and beams (not structural)
- Lighting needs replacement
- Stone needs cleaning – general maintenance
- Roof needs cleaning – general maintenance

**PRIORITY GRADE: B**



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**DUCK PONDS STONE WALLS\***

Key Plan Locator: **47**

**LOCATION:** West Central  
**CURRENT USE:** Surrounding Flamingoes and Ducks  
**ORIGINAL USE:**  
**ORIGINAL CONSTRUCTION DATE:** 1940's  
**BUILDING AREA:** 600 lf  
**CONSTRUCTION:** Stone Structure  
**HVAC SYSTEM:** None



**NOTES:**

- \*Designated as a Mississippi Landmark

**KNOWN ISSUES:**

- Damaged in some areas
- Needs cleaning and maintenance

**PRIORITY GRADE: C**

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**AMUR LEOPARD HOLDING**

Key Plan Locator: **48**

**LOCATION:** Central - Asia  
**CURRENT USE:** Leopard Holding  
**ORIGINAL USE:** Leopard Holding  
**ORIGINAL CONSTRUCTION DATE:** 2013  
**BUILDING AREA:** 670 sf  
**CONSTRUCTION:** Concrete block, fully grouted with concrete roof with membrane



**HVAC SYSTEM:** Split sytem

**NOTES:**

- 3 Bedrooms

**KNOWN ISSUES:**

- Middle Shift Door does not operate to full capacity
- Interior paint peeling on walls at floor

**PRORITY GRADE: A**



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### GIBBON HOLDING

Key Plan Locator: **49**

**LOCATION:** Central – Asia

**CURRENT USE:** Gibbon Holding

**ORIGINAL USE:** Gibbon Exhibit

**ORIGINAL CONSTRUCTION DATE:** Renovations in 2013

**BUILDING AREA:** 290 sf

**CONSTRUCTION:** Concrete block and gunnited chainlink, wood framed asphalt shingle roof

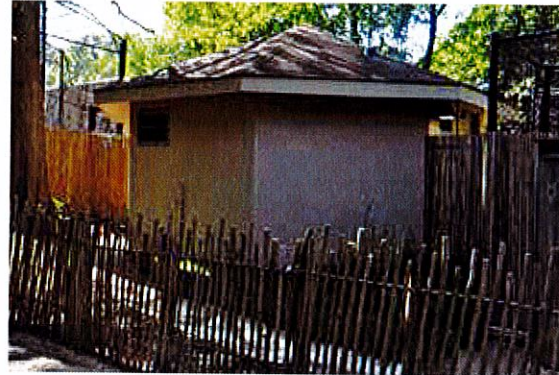
**HVAC SYSTEM:** Split sytem

**NOTES:**

- 2 Bedrooms

**KNOWN ISSUES:**

- 



**PRORITY GRADE:** **A**



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**FISHING CAT HOLDING**

Key Plan Locator: **50**

**LOCATION:** Central – Asia  
**CURRENT USE:** Fishing Cat Holding  
**ORIGINAL USE:**  
**ORIGINAL CONSTRUCTION DATE:** Renovations in 2013  
**BUILDING AREA:** 260 sf  
**CONSTRUCTION:** Concrete block with concrete roof



**HVAC SYSTEM:**

**NOTES:**

- 3 Bedrooms

**KNOWN ISSUES:**

- 

**PRIORITY GRADE: A**



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### TIGER HOLDING

Key Plan Locator: **51**

**LOCATION:** Central – Asia

**CURRENT USE:** Tiger Holding

**ORIGINAL USE:** Tiger Holding

**ORIGINAL CONSTRUCTION DATE:** 2009

**BUILDING AREA:** 1830 sf

**CONSTRUCTION:** Concrete block with concrete roof with membrane roof

**HVAC SYSTEM:** Split system



**NOTES:**

- 5 Bedrooms (including 1 large)

**KNOWN ISSUES:**

- 

**PRIORITY GRADE:** **A**



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**ORANGUTAN HOLDING - GROTTO**

Key Plan Locator: **52**

**LOCATION:** Central – Asia  
**CURRENT USE:** Orangutan Holding  
**ORIGINAL USE:** Animal Holding  
**ORIGINAL CONSTRUCTION DATE:** 1960's with  
keeper addition in 2008  
**BUILDING AREA:**  
**CONSTRUCTION:** Gunitite / addition is  
Concrete block with metal  
roof  
**HVAC SYSTEM:** Gas Furnace – forced air



**NOTES:**

- 2 Bedrooms

**KNOWN ISSUES:**

- Inadequate for shifting orangutans and breeding process
- Dark
- Gunitite work is brittle
- Does not meet current standards
- Floor is too slippery
- Too Hot in summer

**PRIORITY GRADE: D**

