

# Jeffrey S. Seabold

FAIA • NCARB • LEED AP • Licensed Architect & Commercial Contractor

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**CAMPUS ARCHITECT • CAPITAL PROGRAM EXECUTIVE • INSTITUTIONAL FACILITIES LEADER**

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Jeff Seabold has spent 24 years doing the one thing most institutional capital programs struggle to find in a single person: designing the building, holding the contractor's license, and owning the financial outcome. As a Fellow of the American Institute of Architects (FAIA) and a licensed commercial general contractor in Mississippi, he operates from both sides of every capital decision, eliminating the trust gap between design intent and field execution that produces most institutional cost overruns.

That dual authority is not a credential arrangement. It is a documented operating model. Over 400+ projects and \$100M+ in aggregate capital value, Seabold has served simultaneously as architect of record, licensed general contractor, and owner's representative across program types that include sterile Class-C surgical facilities, MLB-compliance upgrades at a professional sports stadium, multi-building multifamily campus programs for institutional owners in New York and Denver, historic adaptive reuse yielding \$3M+ in qualified tax credits, and community infrastructure planning anchored in specific neighborhoods. His clients have ranged from major league baseball to regional medical providers to national real estate investment firms.

Seabold founded S5 Construction in 2015 after a client was defrauded by a general contractor. The founding was not a diversification strategy; it was a response to a specific failure in the industry's contractual model. That origin shapes how S5 operates: as an owner-aligned construction firm that holds itself to the same accountability standards it demands of its subcontractors.

Beyond the practice, Seabold serves as an At-Large Director on the AIA National Board of Directors (2026–2028), elected by the national membership to provide financial oversight and governance strategy for a 101,000-member institution with a \$70 million annual operating budget. He has served as a four-term President of the City of Jackson Historic Preservation Commission, where he rewrote the city's historic ordinance as an economic development instrument and created two new historic districts. Earlier, he led the consolidation of 80+ autonomous USGBC chapters into a unified national model, receiving the United States Presidential Volunteer Service Award for that work.

As AIA Mississippi President in 2022, Seabold stabilized a chapter operating in annual deficit, built six-figure reserves within two years, and championed passage of the Mississippi Good Samaritan Act for Architects, establishing liability protection for architects serving as volunteer disaster first-responders. He holds degrees from Mississippi State University (B.Arch) and Millsaps College (BA, History), and completed the Advanced Applied Leadership Program at the Millsaps Else School of Management. He is licensed in Mississippi and Alabama, holds NCARB certification, and earned LEED AP and LEED for Homes AP designations, the latter as the first architect in Mississippi to do so.

Seabold is based in Jackson, Mississippi, and is nationally mobile for executive roles in campus architecture, institutional capital management, and facilities leadership.