

Jeffrey S. Seabold

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

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CAMPUS ARCHITECT • CAPITAL PROGRAM EXECUTIVE • INSTITUTIONAL FACILITIES LEADER

EXECUTIVE PROFILE

Architect, contractor, and capital program executive with 24 years of full-lifecycle authority over institutional design, construction, and long-range planning. Licensed architect in two states and a licensed commercial general contractor, a rare combination that eliminates the gap between owner intent and field execution. Managed 400+ projects with \$100M+ in aggregate capital value, from sterile surgical suites and professional sports facilities to multi-building campus programs and historic adaptive reuse.

Currently serving as At-Large Director on the AIA National Board of Directors (2026 to 2028), contributing to financial oversight and governance strategy for a 101,000-member institution. Decade-long appointed commissioner and four-term president of the City of Jackson Historic Preservation Commission, where he rewrote municipal historic ordinances as economic development tools, created two new historic districts, and qualified \$3M+ in historic tax credits. Elected Fellow of the American Institute of Architects (FAIA), a distinction held by fewer than 3% of licensed architects.

Also operates as a principal owner-developer: the practice headquarters was self-designed and self-constructed, carrying \$500K+ in equity at disposition; a separate residential investment vehicle (RFP Property Development) converted a \$75K initial position into a cash-flowing rental asset, a subdivided lot sold for \$50K, and an asset now valued at approximately \$190K. Brings the owner's perspective to every capital decision.

CORE COMPETENCIES

- Capital Program Management: Budgeting, Forecasting, P&L Stewardship
- Campus & Neighborhood Planning: Safe Routes, Infrastructure, Community Development
- Historic Preservation & Adaptive Reuse: Ordinance Development, Tax Credit Qualification
- Risk Mitigation: Contract Law, Code Compliance, Building Science, Constructability Review
- Owner-Side Capital Strategy: Asset Acquisition, Repositioning, Equity Creation
- Institutional Stewardship: Multi-Building Campus Programs, Owner's Representation
- Design-Build Integration: Architecture, Construction Management, Development
- Governance & Financial Stewardship: Board Fiduciary, Organizational Turnaround

PROFESSIONAL EXPERIENCE

Founder & Managing Principal | Director of Capital Delivery

The Seabold Companies (Seabold Architectural Studio / S5 Construction) | Jackson, MS 2009 to Present

Founded and scaled an integrated architecture and construction practice operating simultaneously as design architect, licensed general contractor, and owner's representative across institutional, commercial, multifamily campus, and historic rehabilitation programs.

Capital Program & Institutional Delivery

- Directed 400+ projects with \$100M+ in aggregate capital value across institutional, commercial, healthcare, and multifamily program types, maintaining full P&L responsibility from feasibility through post-occupancy
- Led MLB-compliance upgrades at Trustmark Park (Mississippi Braves) as Architect of Record and General Contractor: redesigned facilities within the existing footprint to exceed MLB minimum standards, coordinating directly with MLB and EwingCole as reviewing authority, with zero disruption to operating stadium events
- Delivered Mississippi Vision Correction Center, a \$3.5M sterile Class-C surgical facility with N+1 redundancy for power and HVAC; achieved zero defects in the sterile field and immediate MSDH/CMS certification at turnover
- Managed \$8M to \$10M in annual integrated design-build operations with direct oversight of cash flow, subcontractor networks of 20 to 30+ trades per program, and margin performance
- Implemented cost and schedule control systems reducing change orders 15% below industry benchmarks through early constructability review and integrated delivery coordination
- Negotiated and administered AIA-standard contractual frameworks (A101, A201, B101, GMP) across consultant and contractor networks

Multi-Building Campus Programs

- Highland Hills, \$3.5M CapEx capital improvement program across 55 buildings and 450 units for Toro Real Estate Partners (Jericho, NY): developed a custom phased delivery model that de-risked the program for subcontractors, maintained 100% occupancy throughout construction, and generated \$4M+ in equity for the institutional owner upon completion
- Park at Moss Creek, comprehensive capital improvement program across a 64-building campus for Forum Real Estate Group (Denver, CO): managed complex occupancy logistics and safety protocols for an operational multi-building site, delivering strategic CapEx improvements that increased NOI and generated \$4M+ in equity realization for the owner

Community Design & Neighborhood Planning

- North Midtown Safe Routes to School Study, Jackson, MS: led a comprehensive study for North Midtown Community Development Corporation documenting existing streetscape conditions, identifying infrastructure gaps affecting pedestrian and bicycle access to Brown Elementary School and Rowan Middle School, and developing phased design proposals, cost models, and an implementation plan for adoption by the City and community stakeholders; produced in coordination with the broader Midtown Master Plan completed by Duvall Decker Architects
- The Hatch Business Incubator, North Midtown, Jackson, MS: served as design architect for a community-anchored business incubator developed in partnership with North Midtown Community Development Corporation and the Millsaps College Else School of Management, supporting entrepreneurship and economic development in an underserved neighborhood adjacent to the Millsaps campus

Historic Preservation & Sustainable Design

- Spengler Corner, Downtown Jackson: adaptive reuse of Sambo Mockbee's former office (built 1885), transformed 30,000+ SF of abandoned historic office space from 5% to 95% occupancy in under one year; qualified \$3M+ in historic tax credits, increasing owner property value by 500%; recipient of City of Jackson Historic Preservation Award
- Jackson's First Certified LEED Gold Home ("Stack House"): completed 2016, LEED Gold certified 2017, 84 LEED points, 50% better energy performance than code baseline, zero trees removed from site, site-harvested wood siding, lake-fed irrigation; achieved through passive design and building envelope discipline rather than expensive mechanical systems
- Recipient of two City of Jackson Historic Preservation Awards for rehabilitation and adaptive reuse, demonstrating design excellence and stewardship of the built environment

Owner-Occupant Development

- Self-designed and self-constructed the practice headquarters serving all Seabold Companies entities: acquired, programmed, permitted, and built without outside capital; currently carrying \$500K+ in equity, with disposition proceeds to be captured through More Beyond Properties, the firm's real estate holding entity

Workforce Education

- Developed and delivers statewide continuing education curriculum for ABC/Build Mississippi: plan reading and project management seminars taught multiple times annually across Mississippi for over a decade; 500+ contractors and subcontractors trained in construction document literacy and architect-contractor collaboration

Contractor Licensure & Integrated Delivery

- Founded S5 Construction (2015) after a client was defrauded by a general contractor, building the firm to provide owner-representative construction management with full contractor accountability; dual licensure eliminates the adversarial gap between design intent and field execution that produces most institutional cost overruns
- Holds active commercial contractor license (Mississippi Building Construction) alongside architectural licensure in Mississippi and Alabama, a combination rare at the executive level and directly applicable to campus construction oversight, risk management, and contractor accountability

Project Manager & Construction Administrator

Weaver Architecture | Jackson, MS

2002 to 2009

Served as project manager and construction administrator across a diverse portfolio of commercial, institutional, and healthcare projects, developing full-lifecycle delivery experience from design development through close-out and owner occupancy.

- Managed project delivery for Mississippi Vision Correction Center, a \$3.5M sterile Class-C surgical facility requiring N+1 redundancy for all critical building systems; coordinated directly with MSDH and CMS inspection teams, achieving zero-defect certification of the sterile field at turnover
- Administered construction contracts and owner-architect-contractor relationships across multiple concurrent project types, building the contract management and risk mitigation foundation later applied at the principal level

Principal

RFP Property Development | Jackson, MS

Active

Residential investment vehicle focused on value-add acquisition, land strategy, and income-producing assets in the Jackson market.

- Converted a \$75,000 initial investment into a cash-flowing residential rental asset now valued at approximately \$190,000, generating \$1,100/month in net profit, while simultaneously identifying, subdividing, and selling a portion of the original lot for \$50,000
- Subdivision strategy recovered two-thirds of the original investment capital while retaining the income-producing asset at full value, a land-reading and capital-recycling approach directly applicable to campus master planning and property disposition decisions

GOVERNANCE & NATIONAL LEADERSHIP

At-Large Director (Elected)

AIA National Board of Directors | Washington, DC 2026 to 2028

- Elected by national membership to serve on the governing board of the 101,000-member American Institute of Architects
- Contributes to evaluation of financial performance, risk exposure, long-range sustainability, and governance policy for an institution with a \$100M+ operating budget
- Participates in national policy development, professional standards reform, and strategic direction for the profession

Commissioner & Four-Term President

City of Jackson Historic Preservation Commission | Jackson, MS 2014 to Present

- Longest-serving commissioner; served as Commission President in 2016, 2019, 2020, and 2025; currently serving as President-Elect (2024)
- Rewrote the City's historic ordinance to function as an economic development instrument rather than a bureaucratic barrier, creating a framework that incentivizes investment in underdeveloped historic districts through Ad Valorem tax exemptions
- Created two new historic districts within the city, expanding the economic development tools available to owners and developers
- Qualified \$3M+ in historic tax credits across preservation projects, increasing asset values by as much as 500% for owners
- Developed GIS mapping tool for Jackson historic district boundaries and landmark buildings, subsequently shared with the Mississippi Department of Archives and History (MDAH) for statewide rollout
- Mentored commissioners without formal architectural backgrounds in preservation precedent and development impact, cultivating a more informed and cohesive commission

President

AIA Mississippi | Jackson, MS 2022

- Stabilized a chapter operating in annual deficit and built \$100K to \$200K in financial reserves within two years, moving from insolvency risk to interest-bearing reserve accounts with independent accounting oversight
- Steered the chapter through the 2020 Executive Director resignation and COVID-19 disruption simultaneously, assumed operational roles, led ED search, and recruited successor on deferred salary to preserve chapter continuity
- Restructured the annual convention from a net cost to a profitable event through sponsorship innovation and cost discipline; achieved three consecutive years of record design award submissions
- Launched ARE reimbursement program for emerging members; organized first Virtual Equity & Inclusion Symposium with AIA Fellow grant funding; introduced first annual fundraiser event
- Championed passage of the Mississippi Good Samaritan Act for Architects (2022), establishing liability protection for architects serving as volunteer disaster second-responders during declared emergencies
- Served as AIA Mississippi officer and board member continuously from 2015 to 2023

Chapter Steering Committee Chair, Strategic Visioning

U.S. Green Building Council (USGBC) | National

2014 to 2017

- Appointed by the USGBC Board of Directors; served as Strategic Visioning Chair
- Led the consolidation of 80+ autonomous USGBC chapters into a unified national membership model, a 1,750+ volunteer-hour initiative that resolved critical financial strains and reinvigorated organizational mission
- Awarded the United States Presidential Volunteer Service Award in recognition of leadership contribution to the consolidation initiative
- Facilitated direct strategic discussions with USGBC CEO Rick Fedrizzi and senior leadership on the future state organizational model

Southeastern Regional Representative & Leadership Team

U.S. Green Building Council, Southeast Regional Council (SERC) | Southeast U.S. 2010 to 2016

- Central leader within SERC spanning Arkansas, Louisiana, Alabama, Georgia, Tennessee, North Carolina, and South Carolina
- Helped grow regional stakeholder engagement from approximately 100 to 1,000+ through leadership summits, quarterly in-person strategy meetings, and the annual Gear Up regional advocacy training conference
- Featured keynote presenter at the USGBC Arkansas Green Tie Awards at the Clinton Presidential Library; regular Gear Up presenter and planning lead

President & Founding Board Member

USGBC Mississippi Chapter | Jackson, MS

2007 to 2014

- Co-founded the Mississippi chapter with 8 professionals; grew membership from 8 to 125 active members within the first year
- Served as Chapter Vice President (2008 to 2010) and President for two consecutive terms (2010 to 2012); hosted annual Mississippi Sustainability Conference, drawing professionals from surrounding states
- Appointed as statewide LEED for Homes Advocate; became the first architect in Mississippi to earn LEED for Homes AP designation
- During the advocacy period, the Mississippi Gulf Coast achieved the largest concentration of LEED homes in the country at a single location, approximately 2 million SF across 1,000+ units, built post-Katrina

CIVIC & ADVOCACY LEADERSHIP

- AIA Strategic Council (2023 to 2025), member of the AI Design Working Group on policy, liability, ethics, and financial implications in architectural practice, Best Practices Chair 2025
- FLASH Resilient Design Guide, co-contributor at Disney/Epcot national charrette; developed the "Good, Better, Best" tiered resilience model adopted as a structural feature of the published national guide (Federal Alliance for Safe Homes);
- AIA Housing Knowledge Committee (2013 to 2014), national committee appointment on residential design development
- Net Metering Legislation (2016), sustained advocacy before the Mississippi Public Service Commission beginning in 2004 through the American Solar Energy Society; Mississippi became the 45th state to adopt net metering in 2016
- Masterpiece Cakeshop v. Colorado Civil Rights Commission, U.S. Supreme Court (2017), published analysis in The Huffington Post; expertise subsequently incorporated into an amicus brief filed before the Court by a Washington state law firm
- We Walk (2014 to 2019), founded walk-to-school initiative at St. Andrew Episcopal School; developed a citywide toolkit adopted by multiple schools; worked with the city council to expand pedestrian infrastructure across Jackson; thousands of participants annually

EDUCATION, LICENSURE & CREDENTIALS

Degrees	Bachelor of Architecture, Mississippi State University Bachelor of Arts, History, Millsaps College Advanced Applied Leadership Program (AALP), Millsaps College, Else School of Management (AACSB Accredited)
Licensure	Registered Architect: Mississippi (2007), Alabama (2022) Licensed Commercial Contractor: Mississippi, Building Construction (2015)
Certifications	NCARB Certified • LEED Accredited Professional (AP) • LEED for Homes AP (first in Mississippi)
Fellowship	Fellow, American Institute of Architects (FAIA), conferred in recognition of sustained contributions to the profession, public advocacy, and community leadership; held by fewer than 3% of licensed architects
Honors & Awards	United States Presidential Volunteer Service Award, 2015, USGBC chapter consolidation leadership City of Jackson Historic Preservation Award, Spengler Corner Adaptive Reuse, 2016 City of Jackson Historic Preservation Award, Castle Crest Rehabilitation, 2006 Mississippi Top 40 Under 40, 2012 Green America People and Planet Award Finalist, 2014 AIA New York Douglas Haskell Award for Student Journals, 2001, "What Real Estate Developers and Television Producers Have in Common" Mississippi State University Jurist Award for Architectural Thesis, 2002

PROFESSIONAL AFFILIATIONS

- AIA National Board of Directors, At-Large Director (2026 to 2028)
- AIA Strategic Council, Mississippi Representative (2023 to 2025)
- AIA Mississippi, President (2022); Officer & Director (2015 to 2023)
- AIA Housing Knowledge Committee (2013 to 2014)
- AIA National Conference Program Reviewer (2024)
- USGBC Chapter Steering Committee, Strategic Visioning Chair (2014 to 2017)
- USGBC Southeast Regional Council Leadership Team (2010 to 2016)
- USGBC Mississippi Chapter, President & Founding Board Member (2007 to 2014)
- City of Jackson Historic Preservation Commission, Commissioner & President (2014 to Present)
- NCARB Certified Member

REPRESENTATIVE PROJECTS

Project / Program	Type	Client / Owner	Program / Outcome
Trustmark Park	Sports Facility, MLB Compliance & Renovation	Mississippi Braves / MiLB	Arch of Record & GC; on budget, zero event disruption
Mississippi Vision Correction Center	High-Acuity Surgical Facility	Private Medical Client	\$3.5M; zero-defect MSDH/CMS cert. at turnover
Highland Hills	Multi-Building Campus Capital Program	Toro Real Estate Partners, Jericho NY	55 bldgs, 450 units, \$3.5M CapEx; \$4M+ equity
Park at Moss Creek	Multi-Building Campus Capital Program	Forum Real Estate Group, Denver CO	64-building campus; \$4M+ equity realization
Seabold Companies HQ	Owner-Occupant Commercial Development	More Beyond Properties (Proprietary)	Self-designed & built; \$500K+ equity at disposition
RFP Residential Portfolio	Value-Add Residential + Land Strategy	RFP Property Development (Proprietary)	\$75K in; lot sold \$50K; asset ~\$190K; \$1,100/mo net
Spengler Corner	Historic Adaptive Reuse, Mixed Use	Backwater Development, Jackson MS	30,000 SF; 5% to 95% occ.; \$3M+ tax credits
The Hatch Business Incubator	Community Development, New Construction	N. Midtown CDC / Millsaps Else School of Mgmt	Business incubator; neighborhood economic anchor
Stack House	LEED Gold Certified Residence	Private Client, Jackson MS	84 LEED pts; 50% better than code; certified 2017
North Midtown Safe Routes Study	Comprehensive Safe Routes to School Study	N. Midtown Community Development Corp.	Phased impl. plan; city infrastructure investment
\$100M+ Aggregate Portfolio	Institutional, Commercial, Healthcare, Multifamily	Multiple Institutional & Private Clients	400+ projects over 24-year practice

Full project portfolio with photography and documentation available upon request.

References and full project portfolio with photography available upon request • Nationally mobile • Confidential inquiries honored