

# Jeffrey S. Seabold

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CAMPUS ARCHITECT • CAPITAL PROGRAM EXECUTIVE • INSTITUTIONAL FACILITIES LEADER

## REPRESENTATIVE PROJECT PORTFOLIO

This dossier presents a curated selection from a 24-year body of work comprising 400+ projects and \$100M+ in aggregate capital value. Projects are selected to illustrate full-lifecycle delivery authority across institutional, mission-critical, campus-scale, historic preservation, and community infrastructure program types. The common thread: a single decision-maker holding both the architectural license and the contractor's license, eliminating the gap between design intent and field execution.

## MISSION-CRITICAL & HIGH-ACUITY INSTITUTIONAL DELIVERY

### Mississippi Vision Correction Center | Sterile Class-C Surgical Facility

**Type:** Healthcare / Mission-Critical

**Role:** PM & Construction Administrator

**Value:** \$3.5M

- Role: Project Manager and Construction Administrator (Weaver Architecture)
- Scale: \$3.5M (2005 value); sterile Class-C operating environment with strict N+1 redundancy for power and HVAC
- Challenge: Delivering a zero-defect sterile field in a medical facility subject to MSDH and CMS certification at turnover
- Outcome: Coordinated complex MEP systems and medical gas infrastructure across all trades; zero defects in sterile field; immediate MSDH and CMS certification upon turnover

### Trustmark Park | Professional Sports Facility, MLB Compliance

**Type:** Sports / Institutional Compliance

**Role:** Architect of Record & GC

**Outcome:** On budget, zero event disruption

- Role: Architect of Record and General Contractor
- Stakeholders: Major League Baseball, Mississippi Braves, EwingCole (MLB reviewing entity)
- Challenge: Mandated compliance upgrades to meet new MLB minimum facility standards while the venue remained fully operational for off-season events and collegiate games
- Outcome: Redesigned facilities within the existing structural footprint to exceed MLB square footage minimums without triggering costly structural expansion; delivered on budget with zero disruption to scheduled stadium events

## MULTI-BUILDING CAMPUS CAPITAL PROGRAMS

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### Highland Hills | Institutional Multifamily Campus Capital Program

**Type:** Multifamily Campus / Capital Program

**Scale:** 55 bldgs, 450 units, \$3.5M CapEx

**Equity Outcome:** \$4M+

- Client: Toro Real Estate Partners, Jericho, NY
- Scale: \$3.5M CapEx across 55 buildings and 450 units
- Challenge: Local contractors refused to engage due to program scale and technical complexity, creating a critical bid gap that threatened the institutional investment pro forma
- Outcome: Developed a custom phased delivery model that de-risked the program for subcontractors while maintaining 100% occupancy throughout construction; generated \$4M+ in equity for the institutional owner upon completion

### Park at Moss Creek | 64-Building Campus Capital Improvement Program

**Type:** Multifamily Campus / Capital Program

**Scale:** 64 buildings

**Equity Outcome:** Multi-million dollar realization

- Client: Forum Real Estate Group, Denver, CO
  - Role: Principal Architect and General Contractor
  - Challenge: Executing a comprehensive capital improvement program across a 64-building occupied campus without displacing tenants or disrupting institutional cash flow
  - Outcome: Managed complex occupancy logistics and multi-trade safety protocols across a fully operational site; strategic CapEx improvements increased NOI and generated multi-million dollar equity realization for the institutional owner
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## HISTORIC PRESERVATION & ADAPTIVE REUSE

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### Spengler Corner | Historic Adaptive Reuse, Downtown Jackson

**Type:** Historic Adaptive Reuse / Mixed Use

**Scale:**  
30,000 SF

**Tax Credits:**  
\$3M+

**Award:** City of Jackson HP Award 2016

- Client: Backwater Development / Matthew McLaughlin
- Scale: 30,000+ SF; building constructed 1885; formerly the office of architect Sambo Mockbee
- Challenge: Transform a historically significant but entirely vacant downtown block from 5% to productive occupancy without compromising historic integrity
- Outcome: Achieved 95% occupancy within one year of completion; qualified \$3M+ in historic tax credits; increased owner property value by approximately 500%; recipient of City of Jackson Historic Preservation Award (2016)

### Stack House | Jackson's First LEED Gold Certified Residence

**Type:** Residential / Sustainable Design

**Certification:** LEED Gold, 84 pts, 2017

**Performance:** 50% better than code baseline

- Role: Architect of Record and General Contractor
  - Challenge: Achieve LEED Gold certification through passive design and building envelope discipline rather than expensive mechanical system upgrades
  - Outcome: 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 system; demonstrates that high-performance outcomes are achievable through design intelligence rather than capital substitution
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**North Midtown Safe Routes to School Study | Jackson, MS**

**Type:** Community Planning / Infrastructure

**Client:** North Midtown CDC

**Output:** Phased implementation plan adopted by City

- Client: North Midtown Community Development Corporation
- Challenge: Document existing streetscape conditions and infrastructure gaps affecting pedestrian and bicycle access to Brown Elementary School and Rowan Middle School in an underinvested neighborhood
- Outcome: Comprehensive study documenting conditions, identifying gaps, and developing phased design proposals, cost models, and an implementation plan for adoption by the City of Jackson and community stakeholders; produced in coordination with the broader North Midtown Master Plan completed by Duvall Decker Architects
- Significance: Demonstrates the full planning-to-implementation workflow required for campus-adjacent neighborhood infrastructure, connecting institutional goals to community outcomes

**Outlets of Mississippi | Complex Retail Phasing and Relocation Program**

**Type:** Retail / Institutional Operations

**Role:** Design-Builder

**Outcome:** Zero downtime, 25% under budget

- Role: Design-Builder (Architect and General Contractor)
  - Challenge: Unlocking square footage for a major anchor tenant required a sequential “domino” relocation of four tenants within a fully operational retail center, with zero tolerance for retail downtime
  - Outcome: Orchestrated all relocation logistics with zero operational downtime for any retailer; delivered 25% under budget and on schedule through disciplined vendor management and sequencing
  - Relevance: Demonstrates complex operational phasing and logistics management within a fully occupied institutional environment, a core competency in campus capital delivery
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## OWNER-OCCUPANT & DEVELOPER TRACK RECORD

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### Seabold Companies Headquarters | Owner-Occupant Commercial Development

**Type:** Commercial / Owner-Occupant Development

**Role:** Developer, Architect & GC

**Equity:** \$500K+ at disposition

- Role: Developer, Architect, and General Contractor
- Challenge: Acquire, program, permit, design, and construct the firm's permanent headquarters without outside capital, maintaining full business operations throughout
- Outcome: Self-designed and self-constructed; currently carrying \$500K+ in equity, with disposition proceeds to be captured through More Beyond Properties, the firm's real estate holding entity; demonstrates the owner's perspective applied to the firm's own capital

Note: Full project documentation, photography, and client references available upon request. This dossier represents a curated selection; the complete 24-year portfolio encompasses 400+ projects across institutional, commercial, healthcare, multifamily, and community program types.

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Full CV and references available upon request • Nationally mobile • Confidential inquiries honored