

Jeffrey S. Seabold, FAIA, NCARB, LEED AP

Architect | Licensed General Contractor | Real Estate Developer | Capital Strategist

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EXECUTIVE PROFILE

Strategic Capital Leader and Asset Steward with nearly 24 years of expertise managing the full lifecycle of capital assets from entitlements and design to vertical construction and occupancy. A Fellow of the AIA and Capital Strategist who transitions seamlessly between the boardroom and the job site, bridging the gap between strategic design vision and fiscal reality. Graduate of the Advanced Applied Leadership Program at the Else School of Management, focusing on strategic organizational management and systems-thinking.

- **Asset Leadership:** Proven track record of managing diverse capital portfolios and delivering over 50 million dollars in complex projects, including historic preservation and high-acuity medical environments.
- **Policy and Risk:** Expert in navigating entitlement politics, securing Historic Tax Credits, and drafting state-level legislation to protect industry liability.
- **Operational Agility:** Successfully navigated diverse economic cycles, restructuring operations to maintain solvency and delivery standards during market contractions.

CORE COMPETENCIES

- **Capital Program Management:** Budgeting, Forecasting, and P&L Stewardship
- **Vertical Integration:** Architecture, Construction Management, and Development
- **Risk Mitigation:** Contract Law, Code Compliance, and Building Science
- **Institutional Stewardship:** Historic Preservation, Adaptive Reuse, and Campus Planning
- **Executive Leadership:** Strategic organizational management and systems-thinking.

PROFESSIONAL EXPERIENCE

THE SEABOLD COMPANIES (Seabold Studio / S5 Construction) | Jackson, MS

Managing Principal and Director of Capital Delivery | 2009 – Present

A vertically integrated design-build and real estate holding company.

- **Executive Oversight:** Directed all operations for a vertically integrated firm with peak annual revenues of 8 million dollars, consistently outperforming regional margin benchmarks through integrated project delivery.
- **Institutional Asset Turnaround:** Solved critical bid gaps for national institutional owners by restructuring procurement and risk allocation models, unlocking stalled projects and generating 4 million dollars in developed equity.
- **Fiscal Stewardship:** Managed annual operating budgets, capital expenditures, and debt service across multiple entities while maintaining 100 percent vendor solvency during market contractions.
- **Program Management:** Orchestrated complex multi-tenant relocations and national franchise rollouts, delivering projects consistently 15 to 20 percent under budget through value-engineered prototype adaptations.
- **Design Authority:** Led the design vision for over 400 projects, acting as Architect of Record for high-liability commercial, institutional, and historic assets.
- **Integrated Delivery:** As a Licensed General Contractor, reduced change order rates to 15 percent below the industry average by resolving constructability issues during the design phase.
- **Regulatory Liaison:** Managed complex entitlement processes, securing approvals from zoning boards and historic commissions for sensitive development sites.

RELENTLESS FORWARD PROGRESS (RFP) | MORE BEYOND PROPERTY

Jackson, MS | **Principal and Managing Partner** | 2019 – Present

Real estate development and asset-holding entities focused on commercial and residential acquisitions.

- **Investment Strategy:** Secured significant day-one equity via off-market acquisition and disciplined asset selection, maximizing total ROI through targeted capital improvements and architectural repositioning.
- **Execution Leadership:** Leveraged in-house design-build capabilities to reduce soft costs, streamline project delivery, and force appreciation on undervalued assets.

WEAVER ARCHITECTS | Jackson, MS **Senior Project Manager** | 2004 – 2009

- **Mission-Critical Excellence:** Delivered the Mississippi Vision Correction Center (\$3.5 million surgical suite) with zero defects in the sterile field, managing N+1 redundancy for power and HVAC systems.
- **Historic Stewardship:** Directed high-profile historic restorations, including the Castle Crest renovation, earning multiple preservation awards and stabilizing heritage assets.

BOARD GOVERNANCE AND CIVIC LEADERSHIP

AMERICAN INSTITUTE OF ARCHITECTS (AIA) | Washington, D.C.

At-Large Director, National Board of Directors | 2026 – 2028

- **Fiduciary Oversight:** Elected to the national governing body of 101,000 members. Provide strategic oversight for a 70-million-dollar annual operating budget as a member of the Finance Committee.
- **Committee Leadership:** Serve as Co-Chair of the Public Awareness Committee, and a member of the AIA Design Working Group studying the influence of Artificial Intelligence on professional policy and financial ethics.
- **Crisis Turnaround:** As AIA Mississippi President (2022), navigated a fiscal crisis by restructuring the annual convention model, turning a historical deficit into six-figure reserves within two years.

CIVIC AND REGULATORY SERVICE

- **Jackson Historic Preservation Commission:** Past President. Adjudicated complex Certificate of Appropriateness applications, balancing development needs with historic integrity.
- **US Green Building Council Mississippi:** Founding Board Member and Past Chair. Led statewide advocacy for sustainable building codes and LEED adoption.
- **Pedestrian Infrastructure:** Founded the "We Walk" initiative, partnering with the City Council and Police to redesign infrastructure and safe routes to schools for thousands of students.

THOUGHT LEADERSHIP AND INDUSTRY ADVOCACY

- **Supreme Court Advocacy:** Featured in an Amicus Brief to the U.S. Supreme Court (Masterpiece Cakeshop) as a champion for equity and inclusion in professional services.
- **Legislative Impact:** Led the successful lobbying effort for the Mississippi Good Samaritan Act (2022), securing liability protection for architects acting as disaster responders.
- **National Standards:** Key contributor to the FLASH Resilient Design Guide, developing tiered models for disaster-resistant construction adopted nationwide.
- **Author and Speaker:** Authored over 20 articles for the Mississippi Business Journal and Huffington Post. Featured presenter at USGBC National Leadership Retreats and regional AEC summits.

EDUCATION AND LICENSURE

- **Bachelor of Architecture** | Mississippi State University
- **Bachelor of Arts (History)** | Millsaps College
- **Registered Architect:** Mississippi, Alabama
- **Licensed Commercial Contractor:** Mississippi (Building Construction)
- **Certifications:** NCARB Certified, LEED Accredited Professional (AP)

EXECUTIVE EDUCATION AND LEADERSHIP DEVELOPMENT

Millsaps College, Else School of Management (AACSB Accredited)

Advanced Applied Leadership Program (AALP) Graduate, 2021

- **Strategic Focus:** Transition from functional and tactical management to strategic executive leadership.
- **Technical Components:** Completed the Leadership Circle Profile (LCP360) competency assessment and engaged in structured executive coaching to refine approachability, systems-thinking, and organizational strategy.
- **Capstone Project:** Developed a strategic framework for stabilizing large-scale professional service organizations during economic contractions.

HONORS AND AWARDS

- **Fellow of the American Institute of Architects (FAIA):** Elevated in 2025.
- **United States Presidential Volunteer Service Award:** Awarded in 2015 for national leadership in USGBC chapter consolidation.
- **Green America People and Planet Award:** National Finalist (2014).
- **Top 40 Under 40:** Mississippi Business Journal (2012).
- **Historic Preservation Awards:** Multiple awards from the City of Jackson for adaptive reuse and commercial renovations.
- **Douglas Haskell Award for Student Journals:** AIA New York (2001) for theoretical writing.