

# Jeffrey S. Seabold, FAIA, NCARB, LEED AP

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## REPRESENTATIVE PROJECT PORTFOLIO

**A Legacy of Performance** This dossier provides a focused overview of representative projects where my integrated methodology as an Architect, Builder, and Developer unlocked specific institutional value. It is a curated subset of a 24-year body of work comprising over 400 projects.

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## MISSION CRITICAL & HIGH-ACUITY HEALTHCARE

### High-Acuity Surgical Facility (Mississippi Vision Correction Center)

- **Scale and Role:** \$3.5M (2005 value) complex medical build. Served as Project Manager and handled Construction Administration during my tenure at Weaver Architects.
- **Asset Challenge:** Delivering a sterile Class-C surgical environment with strict N+1 redundancy for both power and HVAC systems.
- **Outcome:** Managed the coordination of complex MEP systems and medical gas infrastructure. The project was delivered with zero defects in the sterile field, ensuring immediate certification from MSDH and CMS upon turnover.

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## SPORTS & INSTITUTIONAL ASSET REPOSITIONING

### Professional Sports Facility Compliance (Trustmark Park)

- **Role:** Lead Architect and General Contractor.
- **Stakeholders:** Major League Baseball (MLB), Mississippi Braves, EwingCole (Reviewing Entity).
- **Asset Challenge:** Mandated upgrades to meet rigorous new MLB standards while the facility remained fully operational for off-season events and collegiate games. The scope required creative spatial problem-solving to design expanded facilities within the existing footprint.
- **Outcome:** Personally, executed the design and documentation to optimize floor plans, successfully exceeding minimum league square footage requirements without triggering costly structural expansions. Delivered strictly on budget with zero disruption to scheduled stadium events.

## Institutional Multi-Family Capital Program (Highland Hills)

- **Client:** Toro Real Estate Partners (Jericho, NY)
- **Scale:** \$3.5 million CapEx Budget | 55 Buildings (450 Units)
- **Asset Challenge:** The ownership group faced a critical "Bid Gap" where local contractors refused to engage due to project scale and technical complexity. The asset required a creative procurement and risk-allocation strategy to align the physical scope with the institutional investment pro-forma.
- **Outcome:** Developed a custom phased delivery model that de-risked the project for subcontractors while maintaining 100% occupancy. This execution successfully generated over \$4 million in developed equity for Toro Real Estate Partners upon completion.
- **External Validation:** [Toro Real Estate Partners](#)

## Multi-Family Asset Repositioning (Park at Moss Creek)

- **Client:** Forum Real Estate Group (Denver, CO)
- **Role:** Principal Architect and General Contractor.
- **Asset Challenge:** Executing a massive capital improvement plan across a 64-building campus without displacing tenants or disrupting institutional cash flow.
- **Outcome:** Managed complex logistics and safety protocols for a fully occupied site. The strategic CapEx improvements directly resulted in increased Net Operating Income (NOI) and a multi-million dollar equity realization for the owner.

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## CORPORATE PROGRAM MANAGEMENT & RETAIL LOGISTICS

### Complex Retail Phasing and Relocation Program (Outlets of Mississippi)

- **Role:** Design-Builder (Architect and GC).
- **Asset Challenge:** Unlocking square footage for a major anchor required a "domino" relocation of four sequential tenants within an operating retail center.
- **Outcome:** Orchestrated the logistics flawlessly with zero operational downtime for retailers. Through tight vendor management, the program was delivered 25% under budget and strictly on time.

### National Retail Program Delivery (Huey Magoo's Franchise Rollout)

- **Role:** Design-Builder (Architect and GC).
- **Asset Challenge:** Constructability inefficiencies in the existing corporate prototype were inflating hard costs and timelines.
- **Outcome:** Challenged the corporate design and implemented a value-engineered redesign. Simplified the structural and mechanical detailing to reduce construction duration by 15%, saving the client significant capital without compromising brand identity.

## **Corporate Headquarters Acquisition and Expansion (Seabold/S5 Office)**

- **Role:** Developer, Architect, and General Contractor.
- **Asset Challenge:** Identifying an undervalued asset and executing a "Value-Add" strategy while keeping the business fully operational.
- **Outcome:** Realized over \$150,000 in immediate equity at project completion with zero downtime.