

# CHERMIKA STOUT, MBA, PMP, LSSBB

Cordova, Tennessee

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## SUMMARY

Project Manager, Licensed Real Estate Managing Broker, and Unlimited Licensed General Contractor with 10+ years of experience leading construction, housing, and capital improvement projects from initiation through closeout. Proven ability to manage full project lifecycles while ensuring compliance with federal, state, and local regulations, building codes, and safety standards.

Experienced in housing rehabilitation, contractor oversight, procurement, budgeting, and program coordination. Skilled in managing documentation, reporting, and compliance requirements while working with stakeholders, regulatory agencies, and cross-functional teams. Demonstrated success in delivering projects on time, within budget, and aligned with quality standards and community development objectives.

As a Project Management Professional (PMP) and Lean Six Sigma Black Belt, I bring a disciplined, process-driven approach to project and program management. I specialize in improving operational efficiency, reducing delays and costs, strengthening compliance and reporting processes, and ensuring projects are executed with accuracy, accountability, and alignment to organizational and regulatory standards.

## PROFESSIONAL EXPERIENCE

### Project Manager / Project Executive

Front Line Construction | October 2024 – Present

- Managed 5–10 concurrent construction and capital improvement projects, overseeing planning, design coordination, budgeting, scheduling, and execution
- Oversaw project budgets ranging from \$100K–\$1M+, ensuring on-time and on-budget delivery
- Developed project scopes, cost estimates, schedules, and contract documentation for capital improvement projects
- Led procurement processes, including RFP development, contractor selection, contract awards, and compliance monitoring in alignment with organizational and regulatory requirements
- Coordinated with subcontractors, engineers, inspectors, and regulatory agencies to ensure compliance with codes, safety requirements, and project specifications
- Monitored project performance, tracked costs, and implemented corrective actions to maintain schedule and budget targets
- Oversaw construction inspections, quality control, OSHA safety compliance, and adherence to housing and regulatory standards
- Managed change orders, risk mitigation strategies, and issue resolution to minimize delays and maintain project momentum

### Project Manager

Core Realty Holdings Management, Inc. | June 2017 – September 2024

- Managed multiple concurrent residential and commercial construction projects, ensuring successful delivery from initiation through completion
- Developed and maintained project schedules, budgets, and scopes aligned with business objectives and timelines

- Coordinated contractors, engineers, architects, and consultants across multiple projects simultaneously
- Led procurement and contract administration processes, including RFP development, bid evaluation, and negotiations
- Controlled project costs and reduced overruns through proactive budget tracking and financial oversight
- Ensured compliance with building codes, safety regulations, and quality standards through inspections and oversight
- Monitored project progress, processed change orders, and maintained strict budget control across all phases
- Facilitated stakeholder meetings and delivered consistent project updates to leadership and clients

### **Project Manager / Construction Manager**

Stout Remodeling | February 2010 – June 2017

- Managed residential and light commercial construction projects from planning through completion, ensuring on-time and on-budget delivery
- Coordinated subcontractors, materials, and inspections to maintain project schedules and workflow efficiency
- Ensured compliance with local building codes, safety standards, and quality requirements across all projects
- Maintained strong client relationships and delivered high levels of customer satisfaction

## **CORE SKILLS**

- Project Management
- Construction Management
- Capital Improvement Projects
- Budgeting & Cost Control
- Scheduling & Planning
- Procurement & RFP Management
- Contract Administration
- Risk Management
- Quality Control & Assurance
- Stakeholder Coordination
- Regulatory Compliance
- Process Improvement (Lean Six Sigma)
- OSHA Safety Compliance
- Change Order Management
- Housing Rehabilitation & Development
- Grants & Program Compliance
- Public Sector Coordination
- Community Development Support
- Regulatory & Code Compliance (Housing)

## **EDUCATION**

**Doctor of Business Administration (DBA) – In Progress**

Capella University

**Master of Business Administration (MBA)**

Western Governors University

## **Bachelor's Degree**

Western Governors University

### **LICENSES & CERTIFICATIONS**

- Unlimited General Contractor – Tennessee
- Project Management Professional (PMP)
- Lean Six Sigma Black Belt (IASSC)
- OSHA 30-Hour Certification
- EPA Renovator Certification
- Licensed Realtor