

Stedman Howard

Construction Project Manager · Process & Technology Implementation

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Summary

Six years delivering luxury custom homes from \$2M to \$10M+, start to closeout. Builds the tools and processes a team runs on, from field apps to vendor directories to procurement schedules, then hands them off so the team owns them.

Experience

Project Manager — Davis Properties of Tennessee · Nashville, TN · Dec 2025 – Present

- Lead luxury custom homes (\$5M–\$10M+) from start to closeout for a \$75M+ builder, owning budget, schedule, selections, subcontractors and client communication.
- Built and launched a punch list app that tracks closeout items with photos.
- Built a live, company-wide directory of 346 subcontractors, vendors, designers and clients.
- Tie vendor lead times for millwork, masonry, HVAC, lighting and tile directly to each job's schedule.

Project Manager — White Pines Building Group · Nashville, TN · Jun 2021 – Dec 2025

- Delivered luxury homes valued at \$2M–\$6M from start to closeout, on schedule and on budget.
- Led subcontractors, vendors and field crews of 10–30+ per project.
- Served as the client's primary contact through construction and closeout.
- Introduced new processes and digital tools, including AI, into the project workflow.

Project Manager / Sales Representative — Showalter Roofing Service · Nashville, TN · Jul 2020 – Jun 2021

- Managed and sold residential and commercial roofing projects from inspection and estimate through completion, exceeding sales goals.

Education

The University of Tennessee at Chattanooga — B.S., Engineering Technology
Management: Construction Management; Minor in Business Administration · 2020

Skills

- **Construction:** scheduling, procurement, budgeting, estimating, AutoCAD, SketchUp, BIM, QuickBooks, Excel
- **Technology:** JavaScript, HTML, Firebase, Google Workspace, Dropbox, AI workflow automation