

**CHARCOAL BLUE, LLC THE ONLY MINORITY AND WOMAN-OWNED PROJECT MANAGEMENT FIRM SOLELY DEDICATED TO HOSPITALITY PROJECTS SPECIALIZING IN LUXURY HOTEL, RETAIL, RESTAURANT, CASINO AND RESORT PROJECTS.**

She is spotlighted for her outstanding work establishing herself as an esteemed project manager within the construction, commercial, retail, and residential sectors. As the owner of CHARCOAL BLUE LLC Project Management and a former Senior Project Manager and Director of the Project Management Office at MGM Resorts International/MGM National Harbor, managing a collaborative of \$1.0 million to \$20.0 million dollar project portfolio.

Currently she is the project management firm for South Lake is a 380-acre upscale, mixed-use community with residential, office & commercial space, hospitality and destination recreation on prime acreage in eastern Prince George's County. Designed to be a vibrant, contemporary retail and entertainment hub, The Marketplace at South Lake will include 600,000 sq. ft. of commercial space that will serve the 1,360 households to be built in the community, as well as the surrounding affluent population.

Monica has extensive experience leading teams, working with senior executives across industries, convening designers, planners, architects, and developers - all while getting the job done well and with fresh perspective.

Provide project management services including;

- Review of budget, timeline and scope
- Oversee construction, renovation and management
- Solicit bids from proposed contractors
- Manage schedules, arrange assignments with stakeholders
- Prepare FF&E materials, set-up purchase orders
- Prepare action plans, analyze risks, opportunities and resources
- Utilize collaboration tools, tactics, processes, and protocols
- Manage overall team and project milestones
- Deliver a smooth digital communication between multiple stakeholders
- Incorporate virtual project management tools, that create effective work processes, promote virtual team collaboration and ensure project objectives are met on time and on budget
- Pre-construction, construction and project installation



More recently Monica brings her expertise to the join the NAI Michael commercial real estate team. In this role, she in focusing on retail property types - including restaurants, luxury resorts and hotels, retail properties, urban and main street properties, specialty and lifestyle centers, and mixed-use projects.



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INSTAGRAM

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**MONICA BYRD, PMP®**

**Get in touch with us!**

CERTIFICATIONS: LADOTD, SEB HUDSON, DBE LOUISIANA, MDOT, WOSB, WBE, MBE, DBE and CBSB