



## Ryan Cooley

### Senior Vice President, Project Management Las Vegas

#### Professional Experience

As a seasoned Project Management Executive, Ryan is driven by a passion for turning bold ideas into impactful, high-value outcomes. With a focus on strategic capital investment, project management excellence, and fostering high-performance teams. He specializes in executing large-scale projects that align with both organizational goals and client needs. His approach is grounded in meticulous planning, proactive risk management, and building collaborative cultures where every stakeholder is engaged and empowered. He brings deep expertise in architecture, capital planning, construction oversight, and facilities operations, with a track record spanning diverse industries, including hospitality, real estate development, commercial repositioning, industrial, civil infrastructure, government contracting and education. His skills encompass capital budgeting, cost estimation, scheduling, value analysis, and risk management. Having led complex projects across the southwest and Hawaii, he thrives in high-stakes environments that demand precision, innovation, and cross-functional leadership.

#### Notable Projects

Ryan has led and delivered landmark projects that exemplify innovation, quality, and community impact. Most recently, he oversaw the HGV Ka Haku Ground-up, 215 key, Timeshare Tower in downtown Waikiki, Hawaii, along with numerous hospitality redevelopment projects and initiatives for Hilton Grand Vacations and Diamond Resorts across diverse resort destinations.

He also directed a portfolio of projects for Southwest Gas, managing efforts from site acquisition through design, construction, and turnover of key facilities—including district offices in Sierra Vista, Casa Grande, AZ, and Elko, NV, as well as the regional corporate headquarters in Phoenix, AZ. Each project reflects his commitment to operational excellence, sustainable development, and long-term asset performance.

He also contributed to the \$1 billion West Hall expansion of the Las Vegas Convention Center, a transformative project that reinforced the city's position as a global destination. Among his other significant achievements was working on the planning, design, construction, and warranty programs for the Clark County School District, the nation's fifth-largest, under the 1998 Bond Fund—a \$4.9 billion capital program. Delivered at a pace of 10–12 schools per year, this initiative produced 101 new schools, 19 replacement campuses, and over \$1.6 billion in facility improvements—creating state-of-the-art learning environments for the community's most vital investment: its students.

#### Education

Ryan earned his Bachelors of Science in Architecture and Master of Architecture at University of Nevada Las Vegas

#### Contact

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