

GIA MANCUSO

PROJECT MANAGER | RENOVATIONS
AND FF&E HOSPITALITY & REAL ESTATE

CONTACT

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EDUCATION

SANTA CLARA UNIVERSITY

- Bachelor of Arts
- Cum Lauda

CORNELL UNIVERSITY

- PMP Training
Certification

MH INSTITUTE

- HUD Certification

PEACE CORPS

- Certified Personnel
Trainer

CORE COMPETENCIES

Project Management: Construction Management | Renovation Projects | FF&E Procurement | Multi-Site Portfolio Management | Capital Projects | Design-Build Coordination | Interior Design

Technical Expertise: Budget Development & Cost Control | Schedule Management | Permitting & Code Compliance | Vendor Management | Contract Negotiation | Quality Assurance

Leadership: Stakeholder Communications | Investor Relations | Cross-Functional Team Leadership | Change Management | Risk Mitigation | Brand Standards Compliance

Systems: MS Project | SmartSheets | Ingenious Build | Corrigo | Microsoft 365 | Google Workspace | Adobe Creative Suite | CAD (basic)

PROFESSIONAL EXPERIENCE

ROAM AMERICA

Construction and Development Manager

Remote / Multi-Site (U.S.) | 2024 - Present

- Lead \$8M+ renovation and infrastructure upgrade programs converting RV parks to luxury glamping resorts across 7+ locations nationwide
- Managed full project lifecycle, including design development, permitting, contractor selection, procurement, and quality control
- Direct FF&E sourcing and installation for 100+ units and resort amenities, negotiating vendor contracts that reduced costs by 15% while maintaining brand standards
- Coordinate with architects, engineers, contractors, and local authorities to ensure code compliance and timely permit approvals
- Produce detailed progress reports and financial dashboards for C-suite executives and private equity investors
- Maintain guest satisfaction scores above 90% during active construction through proactive operations coordination

PROFESSIONAL EXPERIENCE

VILLAGE CAMP OUTDOOR RESORT

Project Development Manager

Remote / Multi-Site (U.S.) | 2021 - 2024

- Directed \$80M+ portfolio of renovation projects across 5+ properties, consistently delivering within 5% of budget and on schedule
- Managed design coordination with architects and interior designers, translating brand vision into executable construction documents
- Led contractor selection process, including RFP development, bid analysis, and contract negotiations
- Oversaw FF&E procurement totaling \$2M+, managing vendor relationships from specification through installation
- Implemented project tracking systems that improved communication efficiency and reduced change orders by 20%
- Collaborated with on-site operations teams to minimize guest disruption while maintaining 95% occupancy during renovations

BOYS & GIRLS CLUB OF NORTH LAKE TAHOE

Director of Program Development

North Lake Tahoe, CA | 2018 - 2020

NZUWA LODGE

Director of Operations & Project Development

Pemba, Mozambique | 2008 - 2018

- Conceived and executed full-cycle development of luxury hospitality property from land acquisition through operational launch
- Managed \$800K construction budget, coordinating international vendors, local contractors, and multi-disciplinary teams
- Developed and implemented operational systems for finance, inventory management, and booking that increased profitability by 40%
- Led branding, marketing, and guest experience strategy, resulting in #1 [Booking.com](#) ranking in Mozambique for three consecutive years
- Built and trained a team of 25+ staff members, establishing standard operating procedures and quality benchmarks

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