



RICHSTONE

Richard S. Livingston



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President

The Richstone Corporation
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Education:

- Masters in Management, M.I.T. Sloan School of Management, 1984
- B.S. Engineering, Duke University, 1979
Magna Cum Laude;
Tau Beta Pi (National Engineering Honor Society);
Double Major: Electrical & Biomedical Engineering
- Realtor Sales License Certification, Catonsville Community College, 1987

Professional Licenses & Registration:

- Maryland Home Improvement Commission License # 122246
- EPA Lead Certified Renovator #R-I-18506-10-07101
- Maryland 2017-18 Construction Firm License # 003120182
- Maryland Home Builder Registration # 192 [L.O.A]

Current Position

Mr. Livingston is President/Owner of The Richstone Corporation, which he started in 1990 as an umbrella organization for his work in construction, home building and remodeling, land development, project management and consulting. During its 20+ years, Richstone has owned, renovated, and managed rental properties; constructed custom and production homes, developed raw land into finished building lots; renovated commercial interior spaces; and provided expert witness consulting and testimony. In residential building, the company uses the trade names Richstone Homes & Remodeling and Richstone Custom Homes. Richstone was the commercial general contractor of an interior rehab project at a local religious institution. Mr. Livingston has had a keen interest in green building before it became fashionable, served on the Board of the MBIA Green Building Council, and routinely implements green initiatives in Richstone's building projects.

Professional Experience

Mr. Livingston has more than 30 years of experience as owner and manager of several small building and development entities including Richstone, Cypress Homes of Maryland; Chateau Enclave Inc.; Ellwood Building Company and project specific LLCs and partnerships. During Mr. Livingston's tenure, these entities built more than 500 single- and multi-family residences and developed nearly 250 lots from raw land through municipal approval to improved lots and finished communities. Mr. Livingston directly managed and participated in every aspect of the building and development process including architectural design, contract negotiation, site supervision, estimating, subcontractor hiring/firing, sales and customer relations, quality control, and warranty oversight. He has also personally managed numerous additions and renovations including seven MBIA Remodeling Award of Excellence winners in 2014 through 2016. He was featured on the cover page of the Baltimore Sun Real Estate section for his gated community, The Enclave, and he built the "Cotswold Charm" house featured in the May, 2009, issue of Chesapeake Home magazine.

As an expert consultant and witness for construction litigation cases, Mr. Livingston takes advantage of his strong technical and business skills to provide credible and effective high levels of investigation, analysis, documentation, and interrogation/deposition responses. This has included his initiative as a case expert "general contractor" by recommending and assembling a team of subcontract or affiliated contractors, inspectors, or other professionals; and unifying their findings into a single cohesive report or team plan. As an expert, he has reported and testified on behalf of both plaintiffs and defendants; contractors; apartment building investors and home owners. His expert consults and reports have included review of contract documents, architectural plans and specifications; site inspection findings for quality of workmanship, adherence to plans, "specs", building codes and applicable industry standards; cost estimates for mechanics lien claims and remediating defects; completing outstanding work and fulfilling warranty requirements; and analysis of opposing parties expert reports.

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Professional Associations:

- Maryland Building Industry Association (formerly HBAM); Green Building Council: Board of Directors 2009 to 2015; Baltimore City Chapter: Board of Directors 1991-1993
- National Association of Home Builders
- Thomason Reuters' Round Table Group: "Scholar" listed with this Expert Witness referral organization

Community Involvement

- Special Olympics of Maryland – Baltimore County, Softball Coach 2016 to present
- Anti-Defamation League (ADL) Regional Board of Directors, 1996 to present; Leadership Award 2001
- Velvet Valley / Velvet Ridge Neighborhood Association, President, 2009 to 2012; Board Member 2005 to 2016.
- Maryland Zoo In Baltimore, Board of Trustees 2000 to 2006
- CHAI – Comprehensive Housing Assistance, Inc. – Special Needs Advisory Council 2013 to 2016
- The Park School of Baltimore, Auction Co-Chair, 2006 Sports Committee, 2008-2012
- Pikesville Rec. Council & Mount Washington Soccer; Head Coach, youth soccer and softball teams 2000 to 2008

Mr. Livingston often educates the legal team regarding typical project sequencing, change order procedures, and field issues, plus he simplifies technical case issues that are not familiar to those outside the trade.

Select Projects:

- Total Renovation of double condominium in Highfield House, the 1964 hi-rise designed by Mies Van Der Rohe, listed in the National Register of Historic Places. Included re-work and creation of new open kitchen/family room plan, three bathrooms, wet bar, laundry/utility storage room, comprehensive electrical rewiring and modern lighting plan, 2014-2015. Maryland MBIA Award of Excellence (1st place) 2015 for Interior Remodel \$200,000 to \$350,000 {Richstone}.
- Major Remodel of an original Mt. Washington home in Baltimore City, with portions of home dating to mid-1800s, including kitchen relocation, multiple bathrooms, energy audit/improvements, new siding, windows, patio door, wood floors, HVAC systems, etc. 2012-2013. Silver Merit Award for Maryland Building Industries Association's Award of Excellence, 2014 for Whole House Renovation > \$500,000. {Richstone}
- Commercial Interior: Baltimore Hebrew Congregation, Baltimore, Maryland. General Contractor for the interior renovation of the Douglas and Hilda Perl Goodwin Center; 2009 {Richstone}
- Historic Landmark restoration and renovation plus addition: at the "Ives House", Stevenson area, Baltimore County; 2007 to 2008 {Richstone}
- Custom Home; Bridle Ridge community in Stevenson/Lutherville area. 8,000 sq. ft. new residence and exterior hardscapes in community of \$2.0M to \$4.0+M homes. Completed August 2006. Featured in Chesapeake Home magazine, May 2009. {Richstone}
- Addition & Remodeling, Reisterstown. 3 car garage addition for automobile collector. Converted portion of original garage into laundry and mud room. Toilet room enclosure in master bath. 2005/06 {Richstone}
- Custom Home; Sheppard's Crossing, Clarksville, Howard County. 5,800+ sq. ft. residence. Completed 2002 {Richstone}
- Land Development and Home Building: The Enclave, Pikesville, Baltimore County. Eleven semi-custom new homes 3,400 to 5,400 sq. ft., 1997 through 2001 {Chateau Enclave Inc.}
- Land Development and Home Construction: Wakeford Green, Westminster, Carroll County; 28 colonial homes overlooking the Wakefield Valley Golf Course; 2,100 to 2,800 sq. ft. 1995 through 1998 {Cypress Homes of Maryland}
- Row Home Renovations: Homeland Avenue, Baltimore City. Renovation of early 1900's row house in transition to becoming rental properties from owner-occupied homes. 1989 to 1991.