



Howard (Rick)
Richter
Director of Building
Science
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Education

Bachelor of Science, Biological Sciences, California State University

Affiliations

Member, Mortgage Banker's Association
Member, Building Owners Association

Mr. Richter has more than 33 years of experience in the Building Sciences/Construction field with more than 10 years of experience in the construction industry and 22 years of experience in the construction monitoring and engineering due diligence. Mr. Richter has been actively involved as a Building Scientist, Client Manager, Sr. Project Manager, and Senior Author for projects associated with more than 9,500 real estate transactions and has supervised hundreds of construction projects from a lender's perspective. His background in building assessments allows him to provide complete and thorough assessments and evaluations to serve a client's specific needs.

Mr. Richter was a Real Estate Engineer and Assistant Vice President for several regional banks in Southern California. He performed cost analysis, cost estimates, project observations, disbursement reviews, and approvals and environmental site assessment reviews in accordance with established bank policies. He assumed construction project management responsibilities for completion of bank-owned residential, commercial and tenant-improvement properties. Mr. Richter also coordinated and directed account officers, loan administrators, and bank clients in evaluating and interpreting appropriate cost analysis results, progress observations, and disbursement issues and made necessary

and appropriate recommendations.

In addition, Mr. Richter also worked for the Newport Beach, California branch of a nationwide bank, where as a Construction Engineer and Assistant Vice President he was responsible for construction estimates and analysis. He performed periodic site inspections and approval of progress payments for California and out-of-state projects. He acted as the Project Manager for the bank for special projects and participated in Environmental Site Assessments (ESAs). Mr. Richter also initiated modification of engineering cost reviews, inspections, and procedures.

Working in the property transaction industry, Mr. Richter has provided various professional services, including: physical assessments of properties; surveys for workmanship and code compliance; estimating; oversight management; limited ESAs; engineering reviews of costs, inspections, and procedures; cost-to-complete analysis for troubled projects; construction project management; and cost database development and maintenance.

Over the past 13 years, Mr. Richter has managed as many large due diligence portfolios as any building engineer in the country. Mr. Richter has developed expertise in managing field staff and controlling quality during large portfolios. Whenever the portfolio is over 100 sites, efficiency of every activity must be high and every activity must be carefully coordinated. Mr. Richter ability to communicate and organize has made him an invaluable resource during due diligence portfolios.

As a Construction Engineer/Estimator, Mr. Richter performed cost estimations and inspections of bank-financed projects, conceptual cost estimates, and cost to complete estimates for problem projects. He was responsible for site inspections and reviewed fee estimations and inspections.

Project experience for Mr. Richter includes:

- Construction Project Manager for several Northern California real estate developers overseeing multiple commercial and industrial projects. Responsible for project assigned client negotiations, bid estimates, contract negotiations, material purchasing, and site personnel. Responsible for obtaining the required approvals and permits from governmental agencies site

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PARTNER

Engineering and Science



development as well as architectural and structural plan development.

- Monitored all aspects of project development including budgets, design, feasibility, contract negotiations, construction due diligence, cost estimating, plans and specifications development, project scheduling, planning/zoning and other related project documentation.
- Developed and implemented budget spreadsheets, monitoring spreadsheets, and report formats.
- Performed Project Management services on commercial, multifamily residential and industrial projects.
- Performed Architectural and Engineering Due Diligence Assessments of multifamily residential, retail, office, industrial and special use properties.