

Keith L. Richardson

Partner

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Services

Litigation
Government & Regulatory
Government Contracting & Public
Procurement
Construction & Infrastructure
Construction Litigation

Industries

Construction & Infrastructure

Keith Richardson focuses his practice almost exclusively on construction and government contracting law. Mr. Richardson has mediated, arbitrated and litigated a wide variety of construction disputes for owners, contractors and subcontractors on public and private projects. Mr. Richardson regularly counsels clients concerning risk management on projects and on drafting design and construction contracts.

Mr. Richardson began his career as a structural engineer with John Portman & Associates, where he designed the structural components of high-rise office towers, hotels and commercial marts, and performed contract administration for the structural portion of the projects. He was a registered Professional Engineer in Georgia.

Mr. Richardson was recognized by *The Best Lawyers in America*® in 2021 and the four years immediately preceding for Construction Law. He was recommended in 2020 by *Legal 500 US* for Construction. Mr. Richardson has been recognized repeatedly for Construction in *The International Who's Who of Business Lawyers*. He is AV® rated by Martindale-Hubbell.*

Experience

The firm served as lead counsel to the City of Atlanta in litigation of an \$8 million claim arising from allegations of differing site conditions, defective design, and project delays on the expansion project at Hartsfield-Jackson Atlanta International Airport. Resolved all disputes prior to trial on terms favorable to the City.

Represented P.J. Dick Incorporated in preparing and negotiating its claims against the owner for inefficiencies



and delays caused by restrictions placed on the project due to constructing the project at an operating airport.

Represented a Las Vegas-based developer/owner in a complex \$85 million arbitration with its general contractor. The dispute arose out of the construction of an ultra-luxury condominium project in Las Vegas and involved more than a dozen consolidated parties.

Represented large building contractor in a lawsuit alleging claims for inefficiencies, acceleration and delay due to defective design on a university project. The dispute was resolved favorably for the client through alternative dispute resolution.

Represented a large municipality in a substantial construction claim and assisted with contract closeout on its water treatment plant that included numerous claims and allegations of design problems. After responding to litigation filed, entered mediation of claims and settled the matter prior to engaging in costly discovery and depositions.

Represented the general contractor on a multimillion dollar bridge project with a formwork supplier. Delays in defects in the forms had a significant impact on the projects efficiency. The general contractors claims against the supplier were controlled by and limited by the Uniform Commercial Code.

The firm served as lead counsel to a city in litigation with a contractor performing repairs and additions to the active runways of the local airport. The issue was resolved prior to trial through mediation.

Represented the airport authority in its alternative dispute resolution process and then litigation with the general contractor for the multimillion dollar, two-level roadways project around the operating terminals. The contractor asserted a claim against the owner for inefficiencies it encountered due to re-sequencing of its work and delays to the project. The matter was resolved without a trial.

Represented the City of Atlanta on matters related to the design, building and operation of an approximately \$200 million dollar elevated light rail automated people mover connecting Hartsfield-Jackson Atlanta International Airport with its consolidated rental car agency complex. Representation of the City of Atlanta also included providing contracts, day-to-day advice on claims avoidance and mitigation, claims analysis and negotiation, and contract administration issues related to the light rail.

Represented the City of Atlanta on issues related to the design, procurement and construction of a \$1.2 billion international terminal constructed by a Construction Manager at Risk at Hartsfield-Jackson Atlanta International Airport.

Negotiated the resolution of claims and disputes for a municipality arising from defective design and construction



of a fire training facility at the municipality's airport.

Represented the City of Atlanta in a design-build project to replace the parking revenue control system of Hartsfield-Jackson Atlanta International Airport, including procuring a contractor to develop the necessary software, integrate the software with the equipment and install the equipment, drafting a contract for the project, and advising client on the claims related to installation of the project.

Represented City of Atlanta in all aspects of a project at Hartsfield-Jackson Atlanta International Airport to replace the security access control system at an airport.

Represented the public owner and were part of its project team from day one. In particular, the firm developed contract documents for the deep tunnel and combined sewer overflow program to control and treat waste water flows into a major Northeast bay area. The custom contract documents were developed from the "ground up" by the firm for use in lump-sum public bidding. The contract included a Disputes Review Board process to resolve disputes. The firm's early involvement and steady advice during the project helped deliver the project without any claims going to the DRB, within budget and on schedule.

The firm served as lead counsel to the City of Atlanta on the construction of a 5th 9,000 foot runway at Hartsfield-Jackson Atlanta International Airport. This \$1.2 billion project consisted of two elements. The first element was a traditional paved runway built on nearly 19 million cubic yards of fill material brought to the site by a conveyor system. The second element was a bridge in the middle of the runway that spans an interstate highway, the only active runway that spans an interstate highway. The bridge was built using the design-build delivery method with the remainder of the runway built using the design-bid-build method. The bridge is so wide that it is considered a tunnel. As lead counsel to the City on this project, the firm provided day-to-day legal advice to the construction management team regarding delay/acceleration issues, scope changes, and other related contract claims. The project was completed on schedule and under budget.

Represented City of Atlanta concerning the design and construction of the \$250 million facility for Hartsfield-Jackson Atlanta International Airport. The representation included assisting the City of Atlanta in its contract preparation, procurement of a Construction Manager at Risk, representing the City of Atlanta in matters related to the implementation of value engineering, and negotiating Component Guaranteed Maximum Price Change Orders for the project that were then rolled into a Guaranteed Maximum Price Change Order. The firm also provided day-to-day advice on claims avoidance and mitigation, and contract administration issues.

Served as lead counsel to the City of Atlanta in litigation of a \$100+ million claim concerning an underrun in the fill material for the 5th runway construction project at Hartsfield-Jackson Atlanta International Airport. Prevailed on all claims through summary judgment, which was affirmed on appeal.

Represented Kajima International Inc. concerning the potential risks associated with the acquisition of another



major U.S. general contractor on its on-going and completed projects.

Education

Emory University J.D. (1993) *Order of the Coif*

Georgia Institute of Technology M.S. (1985)

Georgia Institute of Technology B.C.E. (1984) Civil Engineering, *with highest honors*

Admissions

Georgia (1993)

Court Admissions

U.S. Court of Appeals for the Eleventh Circuit

U.S. District Court for the Northern District of Georgia (1993)

Insights

[News Releases](#)

Kilpatrick Townsend Attorneys Achieve 41 Individual Rankings on the 2019–2020 *International Who's Who of Business Lawyers*

November 12, 2020

[News Releases](#)

Record-Breaking Recognition for Kilpatrick Townsend in *The Best Lawyers in America*® 2021

August 20, 2020

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Kilpatrick Townsend Receives Top Rankings in 2020 *Legal 500 US*

June 23, 2020

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Thirty-nine Kilpatrick Townsend Attorneys Named to 2018-2019 *International Who's Who of Business Lawyers*

October 22, 2019

[Events](#)

GAR Live Atlanta

September 9, 2019



[In The News](#)

Record-Breaking Recognition for Kilpatrick Townsend in The Best Lawyers in America® 2019

August 20, 2018

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Forty-Four Kilpatrick Townsend Attorneys Named to 2017 - 2018 International Who's Who of Business Lawyers

March 19, 2018

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Record-Breaking Recognition for Kilpatrick Townsend in The Best Lawyers in America® 2018

August 15, 2017

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Kilpatrick Townsend Earns Record-Breaking Recognition in Annual Best Lawyers in America 2017

August 16, 2016

[Events](#)

2016 Atlanta Construction Law Seminar

April 28, 2016