

NEWS RELEASE

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‘NEW URBANISM,’ NEW LITIGATION RISKS?

Construction Risk Expert to Address Issues at International Builders Show,

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ORLANDO, Fla. — There’s a new world of lifestyle choices and development opportunities out there. Among the most prominent current concepts in city planning and real estate development is “new urbanism,” typically considered the creation of diverse, walk-able and compact communities — regularly incorporating high-rise condominiums — with mixed-use elements. Examples abound, from Seattle to Boston, Denver to San Diego.

Along with opportunities, though, developers are also discovering construction risk issues that differ from those in more-familiar suburban subdivisions. And in looking for strategies to minimize the potential for lawsuits, builders can learn from the single-family detached litigation wave of the past several years to employ more proactive risk management strategies.

One of the industry’s foremost experts in construction risk and quality assurance, Don Neff, president of La Jolla Pacific Ltd., of Irvine, Calif., is attending the International Builders Show taking place next week in Orlando, Fla., to advise builders on the challenges unique to mid- and high-rise development and other trends in construction defect litigation and insurance issues.

“The construction risks associated with new urbanism differ substantially from what builders may have experienced,” said Neff, who is working with top developers around the west. “In taking on an infill site, one must look at space for storage and movement of construction materials and service vehicles; edge conditions and land-use interfaces where there is potential for conflict; and the need for reciprocal parking agreements, among other factors.

“And in considering the top risks leading to construction defect litigation, there is a different order of impact in multi-family building compared to single-family dwellings, encompassing water intrusion, acoustical, MEP (mechanical, electrical, plumbing), common wall and occupancy and/or ownership separation issues. These are all much more critical concerns for both residential occupants and retail tenants in a mixed-use project, for example.”

According to Neff, the projects will blend the best of commercial and residential designs, while taking note of such conditions as the heat-island effect of higher densities and how that is offset.

Neff will be on hand to address various issues at Booth S11040 at the Orlando Convention Center.

With an extensive background in direct construction experience, La Jolla Pacific, Ltd., offers its exclusive Shark Repellent® package of proactive defensive strategies, including third-party peer review and quality assurance services, to single-family, multi-family and commercial builders in seven offices throughout the Western U.S. and beyond.

For further information, please visit www.lajollapacificltd.com, or contact Cassie Cherry at (949) 788-0300, ext. 13.

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