

# NEWS RELEASE

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## REAL ESTATE EXPERTS TACKLE 'NEW URBANISM' ISSUES AT BIS

### **Panels at BIS This Week Offer Strategies for Understanding High-Rise Development, Wrap Insurance and Condo Conversions**

LONG BEACH, Calif. — 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, as seen in various stages of development in such locales as San Diego’s “Little Italy,” Anaheim’s “Platinum Triangle” and Long Beach’s “Pine Avenue.” Along with opportunities, developers are also discovering construction risk issues that differ from those in more familiar suburban communities.

Three panels at the Building Industry Show (BIS), taking place on Thursday and Friday at the Long Beach Convention Center, will address strategies for meeting the challenges of development in the context of new urbanism.

Moderated by Don Neff, construction risk management expert and president of La Jolla Pacific, Ltd. of Irvine, Calif., the following three panels will address such issues as: “*High-Rise Development—The Real Story: Solutions to the Lessons Learned*,” scheduled for Thursday, Nov. 3, from 2:15 p.m. to 3:30 p.m.; “*Wrap Insurance Updates (SFD vs. SFA...Townhomes & Condos)*,” on Friday, Nov. 4, from 9:30 a.m. to 11:30 a.m.; and also on Friday, “*Condo Conversions — Look at Risks Before You Leap*,” from 1 p.m. to 3 p.m.

Addressing the challenges unique to mid- and high-rise development, including construction, risk exposure and maintenance, will be: Bob Gilmore, an official with the California Department of Real Estate; Matt Montgomery, director, real estate development, Opus West Corp., a prominent developer of high-rise projects; J. David Rauch, president, ProTec Building Services, a leading maintenance-engineering company; and real-estate attorney Nancy Scull with Luce Forward Hamilton & Scripps.

What are the latest strategies involving “wrap” insurance (one policy covers all participants in a project), and how do they differ between single-family residential and multi-story developments? Panelists are: Paul Bryan, principal with DBH Resources, a national provider of risk management services; Robert Gore, senior vice president with insurer AON Risk Services, and Mike McMichael, senior risk consultant/manager for Zurich Risk Engineering.

Anyone considering converting an apartment to condominiums will want to hear about legal, liability and construction issues from panelists Greg Dillion, co-founder and litigation partner in Newmeyer & Dillion LLP; David Jacobson, senior vice president, Regis Homes, among the West Coast’s largest builders; and Suzanne Xiros, executive vice president, AON Risk Services.

Designed as a one-stop, working show for homebuilders and remodelors, the 2005 Building Industry Show is sponsored by the Building Industry Association of Southern California and the *Los Angeles Times*. More information is available online at [www.buildingindustryshow.com](http://www.buildingindustryshow.com), or by calling the Building Industry Association of Southern California, BIS department, at (909) 396-9993.

La Jolla Pacific, Ltd., provides third-party peer review and construction quality services to single-family, multi-family and commercial builders in seven offices throughout the Western U.S. For more information, please visit [www.lajollapacificltd.com](http://www.lajollapacificltd.com).

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