



Providing Orientation, Direction, and Execution to the Design, Construction, and Real Estate Industries

# DIRECTIONS

The Quarterly Newsletter of LDG Consulting

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On December 26<sup>th</sup>, I spent half of the day setting up electronic devices. I don't remember my Dad spending half-a-day on any electronic devices. Well to be fair, there were no electronic devices, only electric devices like KitchenAid® countertop products – the original “plug and play.” I started thinking of what my kids will say when setting up ‘new tech’ toys for my grandkids: “Dad never spent half-a-day establishing neural network connections between autonomous pets,” my vision of what their toys will be. To be honest, electric trains took quite some time and space to set up in the living room and battery operated cars and planes sent my Dad running to the store to buy new batteries before the day was half spent, memories brought back by my mother, but completely forgotten by me.

At LDG Consulting, we work tirelessly for our clients. Although, the end users – residents, tenants, owners, and lessees – won't know the amount of time, planning, and managing that went into the final product; they will be a witness to the legacy that we helped to bring to fruition. Likewise, my grandchildren won't know the amount of time I spent in 2014 setting up devices, but hopefully they will witness a more substantial and lasting legacy. During this time of the year as we gather with family and friends and start the second half of this decade, we hope you and yours continue to create lasting legacies that we can all be proud of.

## **Blog Post Highlight:**

Bloomberg TV had an interesting segment on the “Green Bonds” sector of the CRE financing industry. Marilyn Ceci, managing director/head of green bonds at JPMorgan, and Manuel Lewin, head of responsible investment at Zurich Insurance, explain the process behind environmentally friendly green bonds that use proceeds to fund sustainable, energy efficient projects.

[\[LINK to Full Blog Post\]](#)

## **Project Profile: A look back at Stanton Crest**

[Stanton Crest Apartments](#)

**Client:** Atlanta Neighborhood Development Partnership, Inc.

**Units:** 24 (all 2 Bedrooms)

**Type:** Affordable and Workforce Housing

**Construction Type:** Full Gut / Rehab of 2-story wood construction

**Lease Up Began:** Feb 2014

**Current Occupancy:** 90+%

**Before:**



**After:**







**LDG Consulting** was engaged to provide both development management and construction oversight of the general contractor. This involved:

- creating RFQs for and establishing the protocol for the selection of the architect and general contractor
- managing the value engineering process
- managing the architect and design consultants through submission of and approval of building permits
- monthly submission of draw requests for the Owner / Developer
- managed monthly draw meetings with general contractor and architect
- managed the delivery and unit acceptance process

**Stanton Crest Team:**

Developer / Owner: Atlanta Neighborhood Development Partnership, Inc.

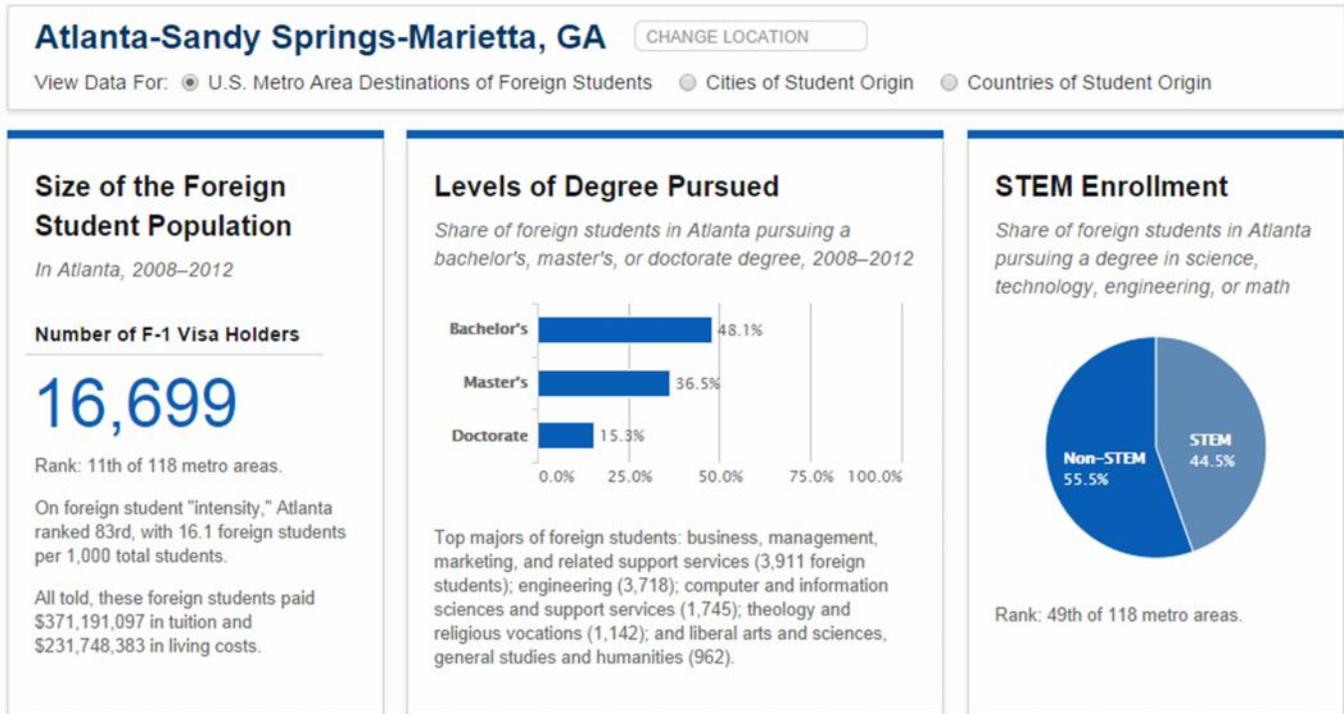
Architect: UpBuild Design

General Contractor: The Macallan Group

Funding: Fulton County | Housing and Human Services

## Data Visualization: Foreign Students, Higher Education in Metro Atlanta

A report from Brookings uses a new database on foreign student visa approvals from 2001 to 2012 to analyze their distribution in the United States; specifically in Atlanta they found the following:



[\[LINK to Full Blog Post\]](#)

## Closing

### About LDG Consulting

LDG Consulting is a boutique advisory and consulting firm that focuses on the Design, Construction and Real Estate industries. Our clients are those whose core business is not real estate and / or construction management.

### LDG Consulting

12<sup>th</sup> & Midtown  
1075 Peachtree Street  
Suite 3650  
Atlanta, GA 30309  
404-643-5373 ph  
404-994-6237 fx



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