

16 May 2018

Mr. Chris Roth  
JLL  
200 E. Randolph  
Chicago, IL 60601

Re: Former Charity Hospital Building RFQ

Dear Mr. Roth,

It is with great excitement that we submit for your consideration our team's qualifications to provide for the redevelopment of the Historic Charity Hospital Building in the BioDistrict of New Orleans. We applaud your vision to see this landmark reborn and returned to its former glory, and we wish to help this area grow in a manner that celebrates the spirit, culture, and rich history of the building and New Orleans.

**1532 Tulane Partners, Inc** has been formed to bring together the best local and national firms, professionals and organizations to return the Charity Hospital Building back into its deserved place in the vibrant and diverse city of New Orleans. Yoel Shargian has the tools and financial wherewithal of New York, while Joseph Stebbins brings the local experience to make sure those tools are effective and Hopkins lends its expertise to address the pressing needs of affordability in the community. BNIM brings the depth to produce the necessary and correct construction documents so the project can be built and Williams Architects with Koch and Wilson Architects makes sure the project meets the local needs of the program and community and still retains its historic character. WDG Engineers and Dana Brown can insure the project meets the design parameters set by the Architects. Hunt Construction can manage some of the largest construction projects the nation can conceive and McDonnell can assure the boots on the ground get the project done and provide the opportunities the local job market needs.

Integral to the process of confecting the team was the principal that a diverse group is a strong group. All levels of the project team have a robust cross section of members and the basic precept to provide opportunities to entire community in the process of development and construction.

1532 Tulane Partners believe in collaboration as a key component to success. We acknowledge the needs of the LSU Real Estate and Facilities Foundation and the surrounding Medical Corridor and BioDistrict, in that it provides ample opportunities for synergy and shared growth, and we are grateful for the chance to be a selected to propose on such an important project.

We offer you our very best.

Sincerely,



John C. Williams, AIA  
Principal, John C. Williams Architects, L.L.C.  
on behalf of the 1532 Tulane Partners Team



## EXECUTIVE SUMMARY

1532 Tulane Partners, Inc

Executive Summary for Former Charity Hospital Building

Contact Persons: Yoel Shargian, President, 4127 S. Claiborne Ave., New Orleans, Louisiana 504.822.4811  
Joseph Stebbins, Secretary 4127 S. Claiborne Ave., New Orleans, Louisiana 504.822.4811

1532 Tulane Partners, Inc offers to and intends to work with JLL and the LSU Real Estate and Facilities Foundation to issue a winning proposal for the redevelopment of the Charity Hospital Main Building to put the structure back into beneficial commerce and bring it to its highest and best use.

The team assembled by 1532 Tulane Partners represents a financially strong, diverse group capable of handling the complexities of a large project that is a not only massive in size but also important to the history and fabric of the community that surrounds it.

1532 Tulane Partners, Inc, intends to bring the tools and recourses it has established in its principals' real estate and financial dealings in Louisiana, New York City and its surrounding area, Florida and elsewhere to create a vibrant hub for the New Orleans community. 1532 Partners is committed to providing inclusive opportunities for its MBE/DBE partners and the same for the entirety of the redevelopment process. As shown in these qualifications, we have and will continue to strive to have these opportunities throughout the entire process.

Hunt Construction who was general contractor for the Louisiana Superdome will oversee, manage and utilize Louisiana vendors, general contractors, and subs.

BNIM Architects along with prominent New Orleans Architectural firm John Williams Architects, Hunt Construction's eminent project management staff provide ample quality control and professional project management oversight to ensure on budget completion and placed in service status, as well as providing Louisianan's needed permanent jobs and income derivation. Wage equity and Apprenticeship programs in concert with local Unions and Trade associations are intended to be set into construction contracts to insure appropriate levels of pay and upward opportunity is provided to those who work on the structure.

The team is working with local and regional providers as well as bringing contacts for new sources of funding from out of state to have the resources to complete this project. An experienced and motivated development team is in place. Upon approval by the JLL to 1532 Tulane Partners, a proposal that is robust and refined shall be prepared, so that upon the event of award of the project documents can be negotiated and presented to all appropriate authorities having jurisdiction, and submitted to the City for permitting and immediate construction can commence.



1532 Tulane Partners, Inc stands ready to restore, renovate and reinvigorate the Charity Hospital Building and provide for it and the adjacent buildings to become a vibrant, living hub in the New Orleans Biodistrict transforming the prominent, iconic structure into an adapted, vertically integrated development. The LSU Real Estate and Facilities Foundation needs the dedication, experience, financial depth, and fresh energy of 1532 Tulane Partners, Inc for such an important project.

1532 Tulane Partners, LLC is ready to move within time frames acceptable to the LSU Real Estate and Facilities Foundation and looks forward to the next steps toward acceptance, award, negotiation and timely closing on the project.

Thank you for your consideration. I am, Respectfully,

Yoel Shargian, President  
1532 Tulane Partners, Inc