

Exhibit "A"



PRIMROSE

COMPANIES

Contractors . Developers . Builders . Designers

City of Ansonia
Office of the Town Clerk
Ansonia City Hall / 253 Main Street, Second Fl
Ansonia, CT 06401

September 09, 2019

RE: Recreational facilities development proposal
Redevelopment of Lots 5 & 6-00
Olson Drive, Ansonia, CT.

This letter and the attached is to provide a response to the RFP issued by the City of Ansonia , for the above referenced property.

We propose to purchase the above referenced two sites, located on Olson Drive, for the development of a multi facility sports complex. The offer to purchase is hereby submitted for Two Hundred and Fifty Thousand (\$250,000.000) Dollars. This offer is negotiable and may be increased or decreased based on the City of Ansonia's evaluation of the benefits the City and its residents will derive from this development..

The proposed development will consist of a 49,000 square foot all sports training building, a 39,000 square foot indoor soccer facility and a FIFA Liege size soccer field.

The multi facility complex will have total private sector investment of Fourteen Million (\$14,000,000.00) Dollars.

The development of this multi facility Sports Complex will require a property tax abatement program, to be negotiated, based on the attached proposed outline .

Sincerely,
Primrose Companies

John N Guedes

1425 Noble Avenue
Bridgeport, Connecticut 06610 USA
Telephone: 203-367-5180 Fax 203-367-4961
Fax : 203-384-0677



QA
QUEDES ASSOCIATES, INC.
1425 Nucle Avenue, Bldg. CT 09801
T. 803.387.5180 Fax. 803.387.4881

ANSONIA SPORTS COMPLEX
OLSON DRIVE
ANSONIA, CT

PRIMROSE
COMPANIES
BY JOHN N. QUEDES



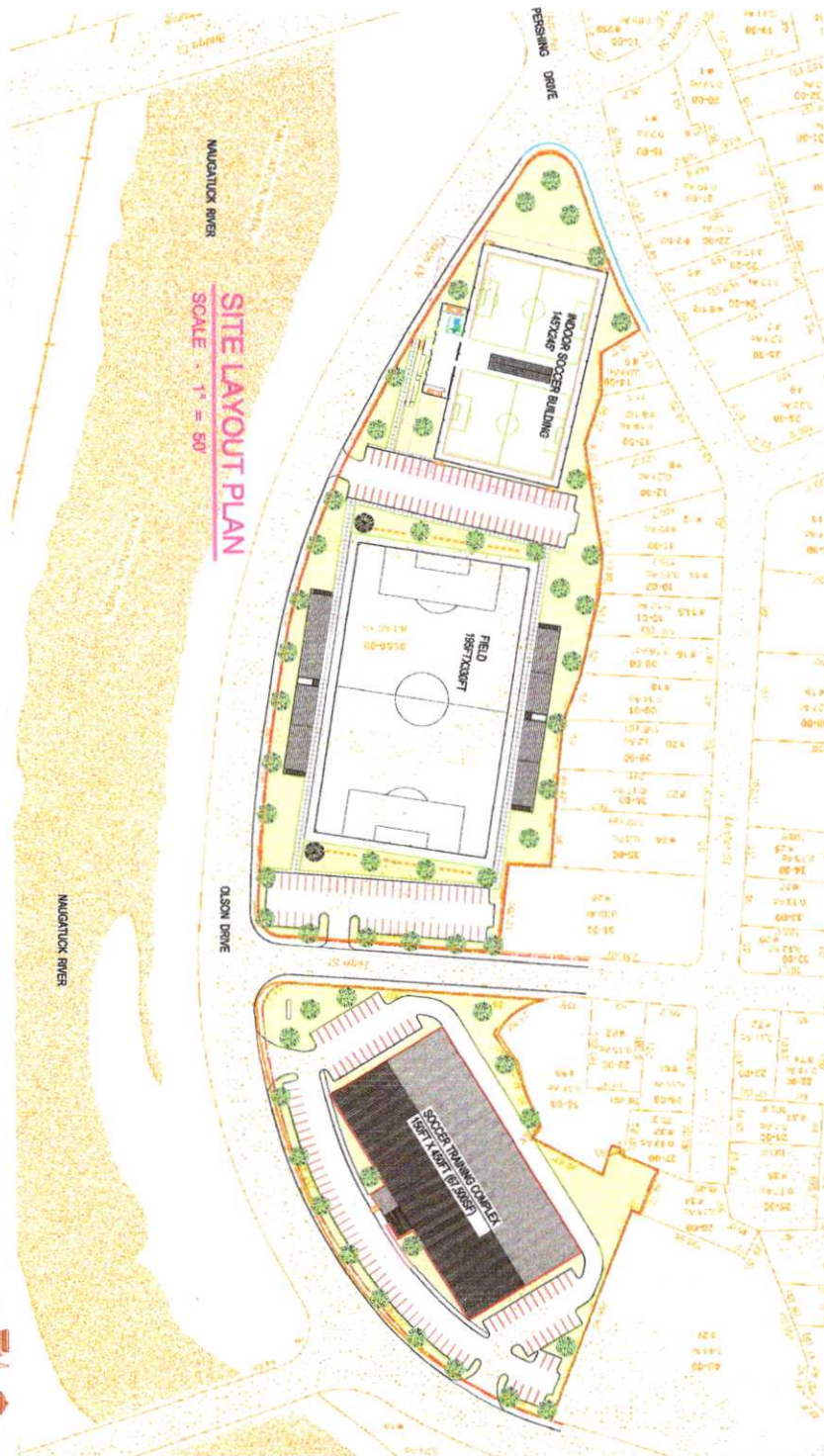
**GUEDES ASSOCIATES, INC.**
ARCHITECTS
1455 Noble Avenue, Suite 1000
Toll Free: 800-387-5180 Fax: 203-387-4891

ANSONIA SPORTS COMPLEX
OLSON DRIVE
ANSONIA, CT

**PRIMROSE**
COMPANIES
BY JOHN N. GUEDES

DESIGN PLANS





SITE LAYOUT PLAN
SCALE: 1" = 50'



SL-1	SOCCER TRAINING COMPLEX FERSHING DRIVE - OLSON DRIVE ANSONIA, CT		
	DATE: 5-21-19	SCALE: AS NOTED	PROJECT #:
	DRAWN: J.N. GUEDES		

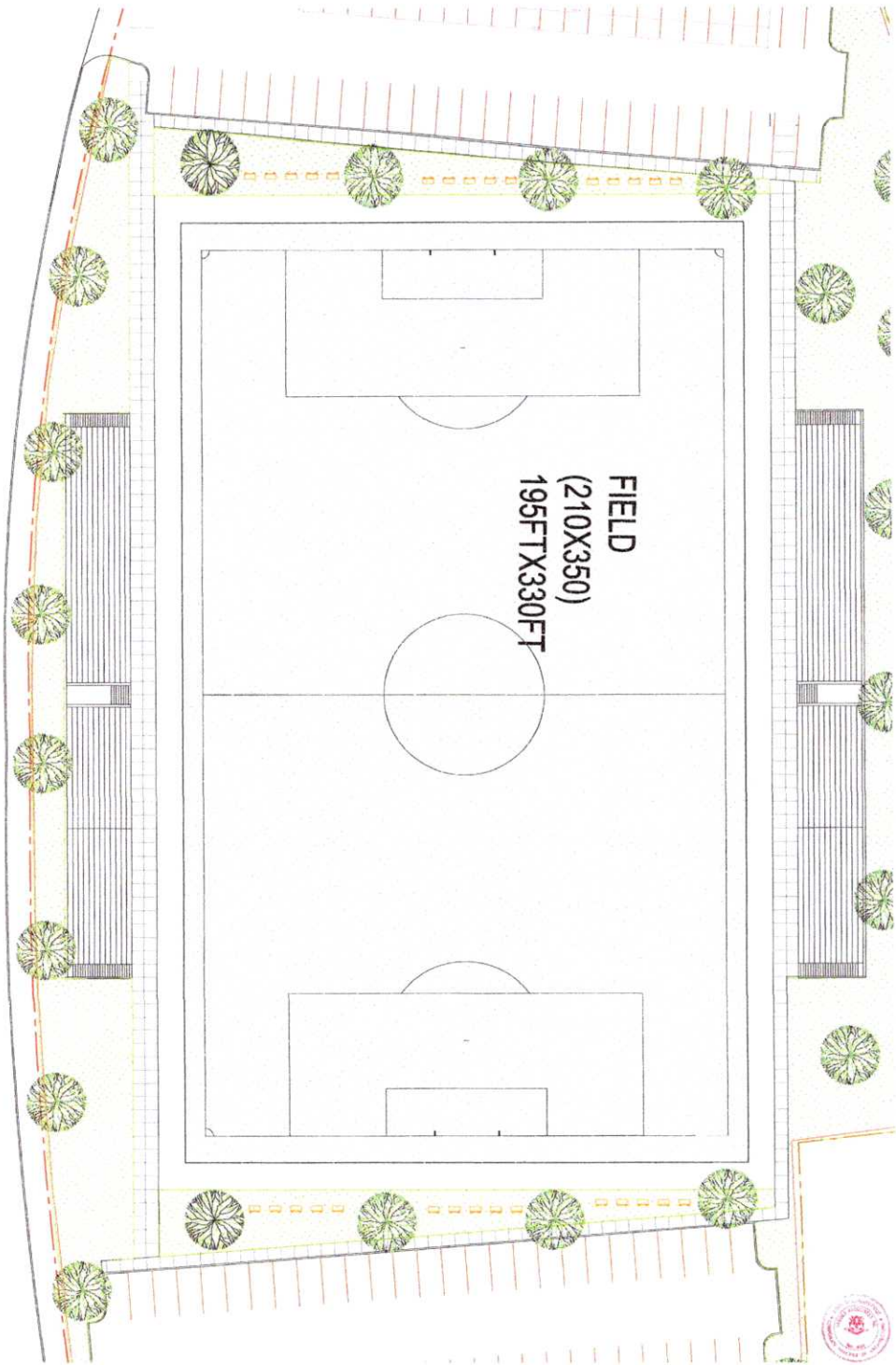
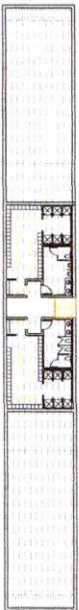
GUEDES ASSOCIATES, INC.
Designers, Architects & Project Managers
1425 Noble Avenue, Bpt., CT. 06610
Tel. 203-367-5180 Fax. 203-367-4961

REVISIONS	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			



SOCCER FIELD PLAN
SCALE - 1/16" = 1'-0"

TEAM FACILITIES BELOW BLEACHERS



FIELD
(210X350)
195FTX330FT



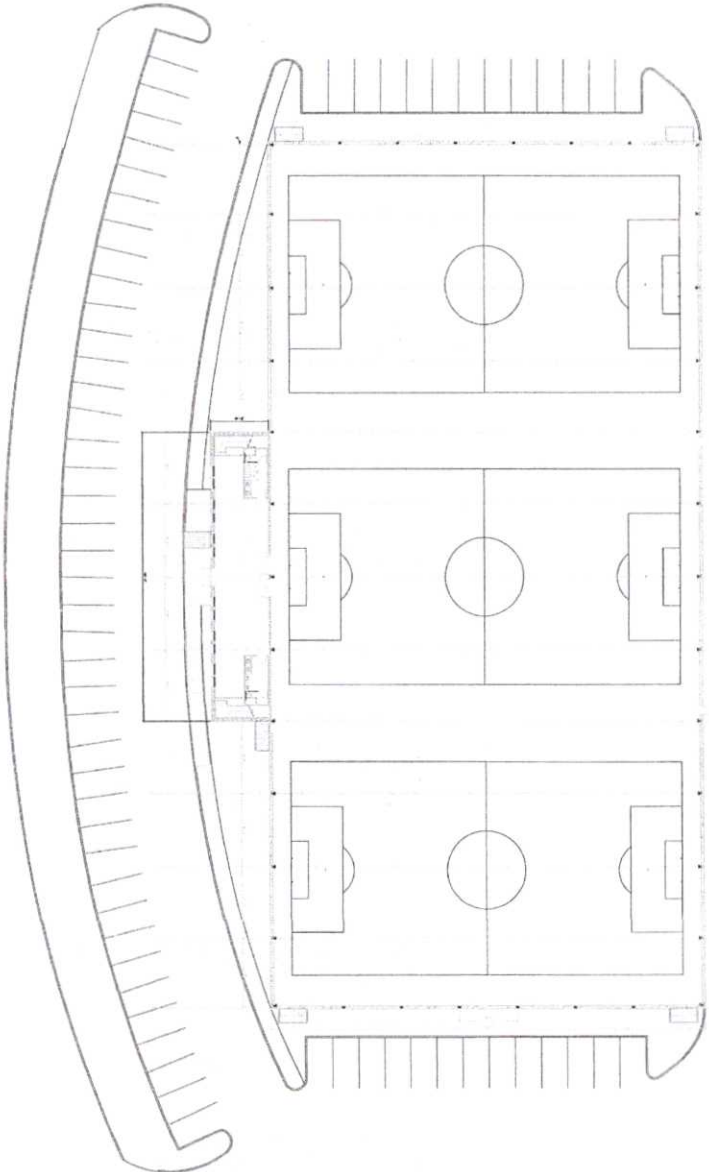
PRIMROSE
COMPANIES

SL-2	SOCCER TRAINING COMPLEX PERSHING DRIVE - OLSON DRIVE ANDOVER, CT		
	SOCCER FIELD LAYOUT PLAN	date: 8-21-19	scale: AS NOTED
		drawn: J N GUEDES	project #:

GA **GUEDES ASSOCIATES, INC.**
Designers, Architects & Project Managers
1425 Noble Avenue, Bpt., CT. 06610
Tel. 203-367-5180 Fax. 203-367-4961

NO.	DATE	DESCRIPTION





FIRST FLOOR PLAN
 SCALE - 1/16" = 1'-0"

Soccer Training Complex
 150FT X 300FT (45,000SF)
 TOTAL BLDG AREA 47,000 SF



A-1	SOCCER TRAINING COMPLEX PERSHING DRIVE - OLSON DRIVE ANSOWHA, CT	
	DATE: 8-21-19	SCALE: AS NOTED
	DRAWN BY: J. N. GUIDES	PROJECT #:



GUEDES ASSOCIATES, INC.
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REVISIONS	1	
	2	
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	4	
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