

A PROPOSAL

for

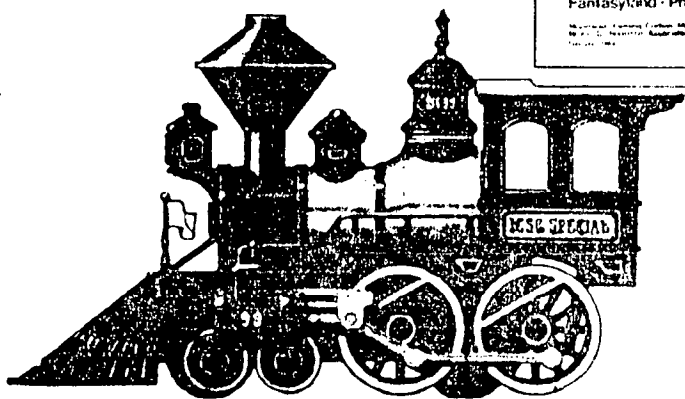
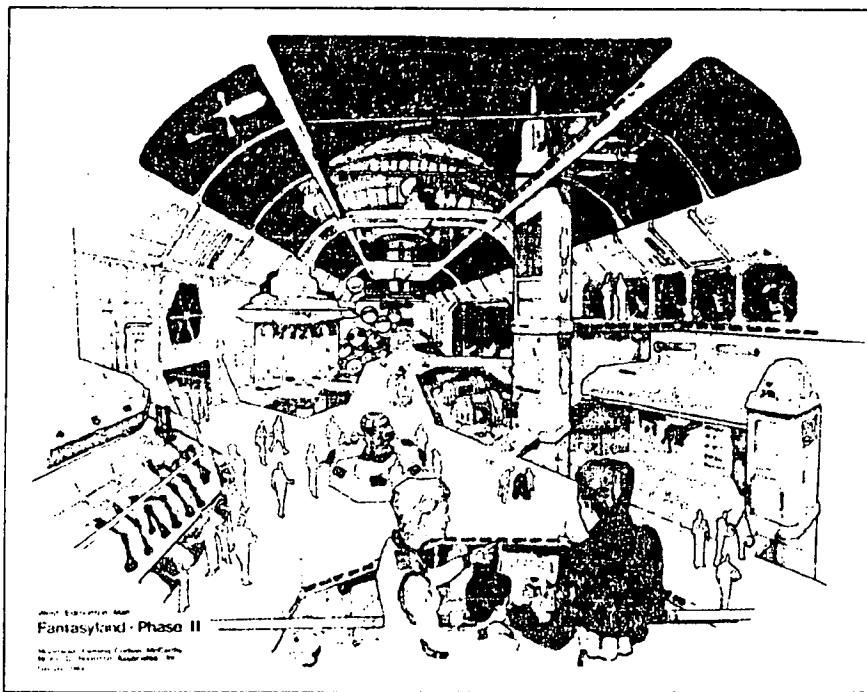
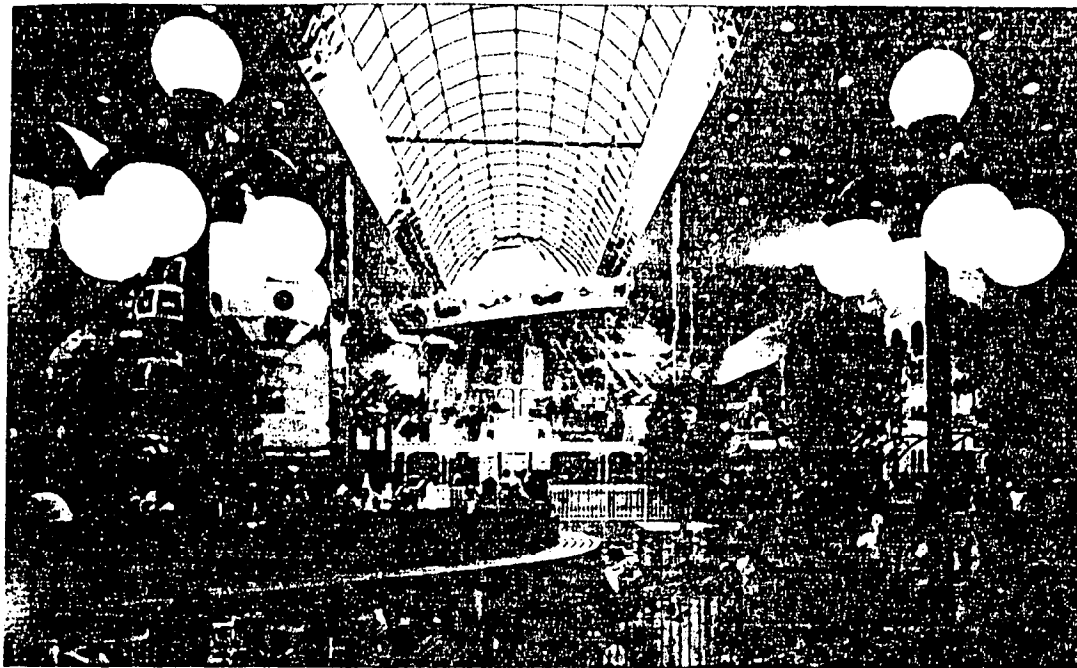
WAVE POOL FACILITY  
HANLANS POINT  
TORONTO ISLAND

for

MUNICIPALITY OF METROPOLITAN TORONTO  
PARKS AND PROPERTY DEPARTMENT



**FORREC**



Today's aggressive retail environment requires innovative and creative concepts to achieve market leadership. Shopping has become a social and leisure experience best achieved in a total family entertainment environment. The key to tomorrow's profits is today's creative e



**FORREC**  
CONSTRUCTION LTD.

441 ELLESMERE ROAD  
TORONTO, ONTARIO  
CANADA M1R 4E5

(416) 751-4676

May 7, 1985

The Chairman and Members of the  
Executive Committee  
The Municipality of Metropolitan Toronto  
2nd Floor  
City Hall  
Toronto, Ontario  
M5H 2N1

Re: Proposal for a Wave/Pool Slide Ride Facility  
Toronto Island Park

Gentlemen:

Enclosed please find our proposal to design, construct and/or operate the above facility. The strengths and experience of Forrec Construction is documented for your review. As you are aware, numerous proposals such as this have been tendered in the past year. Many of these in our opinion are limited related to design integrity, location and not clearly understanding the market. We are very impressed with your proposed location, the family nature of the entire Toronto Island Park facility and the expressed desire to blend it into the environment.

We bring experience and an attitude based on recent development of one of the most sophisticated, "state-of-the-art" facilities in the world, presently under construction in West Edmonton Mall. This coupled with our local experience with the Toronto Waterfront, Toronto's major recreational facilities and our desire to create a water facility which will enhance the image of both the Toronto Islands and our company, is the basis of our proposal.

We have carefully reviewed your proposal call, your proposed program and your instructions related to the flexible nature of the proposal submission. Accordingly, we have amended your basic program to have more appeal and attraction which collectively will enhance revenue. In addition, we have taken a serious look at the concept as we believe this provides the difference between an "off the shelf" tired solution and a truly existing facility with longevity and durability. Our research so far indicates that a sophisticated miniature golf facility (with which we have considerable design and construction experience) would be an advisable addition to the

entire program. Such a facility would require an additional acre of land and approximately \$480,000 + in construction costs. The specifics of this are not dealt with elsewhere in the proposal. It is our intention that this is negotiable and would be refined through ongoing discussions.

Please find the enclosed information on Forrec Construction and its component companies. We are seriously intersted in substantial involvement in this project and have provided our responses to the basic requirements of your proposal. We can assure you of our ability to obtain all bonding required.

We welcome the opportunity to discuss this with you in more detail. Please contact me if I can be of further assistance at this time.

Yours very truly,

FORREC CONSTRUCTION LIMITED



Bruce Evans  
President  
BE/ss  
Enclosures



## GENERAL REQUIREMENTS

- a) Proponent - Forrec Construction Limited  
441 Ellesmere Road  
Toronto, Ontario  
M1R 4E5 (416) 751-4072  
Contact: Mr. Steven Moorhead President  
Mr. Bruce Evans Vice-President

Forrec Construction Limited is made up of a partnership of Moorhead Fleming Corban McCarthy (Landscape Architects and Theme Park Consultants), Bruce D. Robinson Associates, Inc. (Architects and Theme Park Consultants) and Bruce S. Evans Limited (Landscape Contractors and Site Development Contractors).

- b) All consultants utilized in preparing this proposal are an integral part of Forrec Construction Limited. The project would be built by the design build division of Forrec Construction Limited.

## RELATED EXPERIENCE


Collectively, separately and jointly, the component firms of Forrec Construction have been involved in a wide variety of similar and specifically related work.

Currently, Moorhead Fleming Corban McCarthy and Bruce D. Robinson Associates, Inc. are completing design of the interior waterpark at West Edmonton Mall which includes a 50,000 sq. ft. Surf-Tech pool, 22 waterslides of different varieties and various related facilities. We have also begun design work on a major new waterpark facility at the La Ronde (Expo '67) site in Montreal. The firms have tended to work on facilities of this nature where design input, concern for surroundings, and a definite aesthetic appeal were of concern. Other major water oriented facilities include a 7.5 acre waterpark in Nice, France which is currently in the design phase due to open summer 1987, as well as "The Beach", a waterpark in Cincinnati, Ohio opening June of this year.

Other related work under construction at this time includes the new water ride and waterfall stage at Ontario Place; the Stand-Up Coaster at Canada's Wonderland; the children's area at Woodbine Shopping Centre; Santa's Village expansion, and all the expansion (\$60,000,000 ± construction value) at West Edmonton Mall.

As a contractor, Bruce S. Evans Limited has been involved in the majority of site work at Ontario Place, the Metro Zoo, Canada's Wonderland, Expo '67 and has undertaken work on the Toronto Islands in the past.

In addition to the amusement related work described above, both Bruce S. Evans Limited and MFCM have been involved in numerous park and urban design projects in Toronto in the past 25 years, including Trinity Square, Ryerson Community Park, Ashbridge Bay, The Toronto Convention Centre and numerous municipal parks in Toronto, Vaughan, Scarborough, Mississauga and Etobicoke.



A brochure indicating these and other projects is included. Specifically, the entity of Forrec Construction Limited is currently completing approximately \$10,000,000 + worth of design/build work at Woodbine Shopping Centre and Santa's Village in Bracebridge. Although the component companies individually have the background to successfully provide the quality and scope of project you have identified, we believe you may be familiar with both MFCM and Bruce S. Evans Limited. Accordingly, we list the following clients who have worked specifically with Forrec Construction Limited.

Mr. Rudolph Adlaf  
Director of Architectural Development  
Cadillac Fairview Corporation  
Telephone: 598-8395

Mr. Philip Murphy  
President, Santa's Village  
Telephone: (705) 645-2512 - Bracebridge or  
(705) 325-7911 - Orillia

### DESIGN-BUILD

Related to existing projects and several others we have extensive contacts. This part of the operation draws on the existing design expertise and contacts of Moorhead Fleming Corban McCarthy/BDRA and the construction skills of Bruce S. Evans. Specifically present principals and staff of the firms would be assigned to a Forrec project based on the needs and appropriate skill requirements of a given project.

### MANUFACTURING

An integral part of the existing and future projects involves fabrication of extensive "Themed" features, generally related to the area of carpentry. In addition it will involve metal fabrication for the construction of small rides required in various projects. This will be done on the companies premises for later installation in projects. A proto-typical "Themed" set of components including small rides, play equipment, graphics, signage, fencing, etc. is being developed to meet the virtually untapped small shopping centre market. Specifically, the firm has recently acquired distributor's right to a free floating space ride currently known as the Saker Ball.

### INVESTMENT

Although more difficult to define, it is the intention of Forrec to become involved in worthwhile investment and Real Estate opportunities generally related to the leisure and recreation industry.

In general, it is the intention to treat Forrec as an independent entity which draws on the services needed from both Bruce S. Evans and Moorhead Fleming Corban McCarthy/BDRA when needed. The respective component firms will continue to maintain their strong reputations in their specific fields of endeavour.



## RELATED EXPERIENCE


Collectively, separately and jointly, the component firms of Forrec Construction have been involved in a wide variety of similar and specifically related work.

Currently, Moorhead Fleming Corban McCarthy and Bruce D. Robinson Associates, Inc. are completing design of the interior waterpark at West Edmonton Mall which includes a 50,000 sq. ft. Surf-Tech pool, 22 waterslides of different varieties and various related facilities. We have also began design work on a major new waterpark facility at the La Ronde (Expo '67) site in Montreal. The firms have tended to work on facilities of this nature where design input, concern for surroundings, and a definite aesthetic appeal were of concern. Other major water oriented facilities include a 7.5 acre waterpark in Nice, France which is currently in the design phase due to open summer 1987, as well as "The Beach", a waterpark in Cincinnati, Ohio opening June of this year.

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Forrec Construction was formed after many years of discussion between Moorhead Fleming Corban McCarthy, Theme Park Consultants and Landscape Architects and Bruce S. Evans Limited, Contractors. An extensive volume of work for each respective firm, particularly in recent years, has involved work related to theme parks.

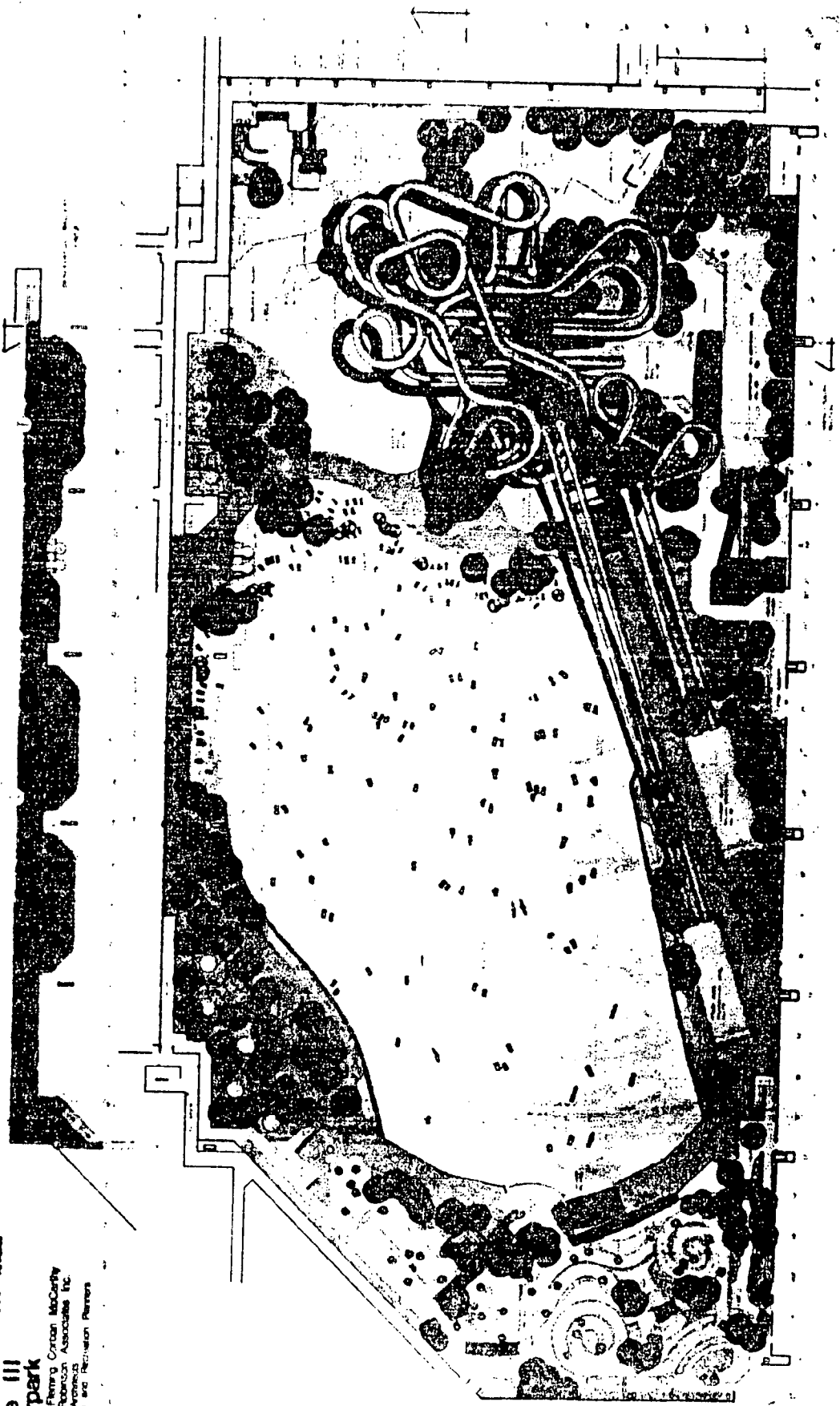
Although not working in any formal relationship, the two firms were responsible respectively for much of the design and construction of Canada's Wonderland, essentially working in the last three years in a design-build manner, organized by the Client. A similar arrangement was used in the expansion of Santa's Village in Bracebridge, Ontario. Based on these relationships and a twenty year experience of working in a Consultant/Contractor basis on many large landscape projects in both the public and private sector, the component firms have formed Forrec to generally serve the Theme Park and Leisure Recreation field.

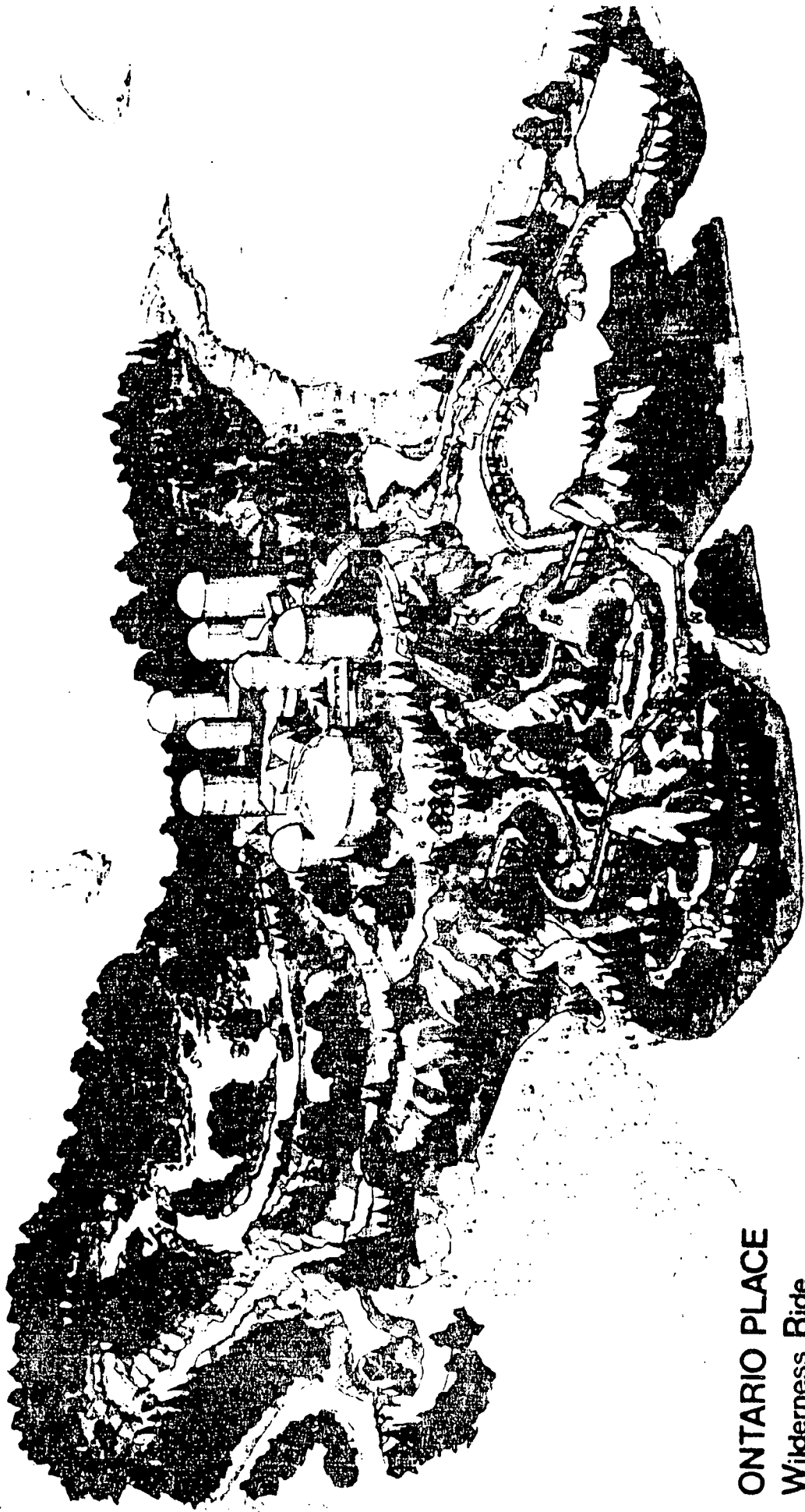
With formation of Forrec Construction, the firm has been successful in obtaining and has implementation well underway on a multi million dollar design build contract with Cadillac Fairview Corporation for the design and construction of a children's theme park area in the new Woodbine Shopping Centre which opens in August. Conceptual design has begun on two new centers for Cadillac Fairview which will have similar, but expanded facilities. Other major projects are underway for Santa's Village in Bracebridge and for York Hannover in Kamloops, British Columbia. Active promotion of the firm is at present only held back by our desire to organize and consolidate our resources to ensure the quality development of existing projects.

Since inception, the firm of Bruce D. Robinson Associates, Inc. in Cincinnati, Ohio (formerly with Taft Broadcasting), an expert in theme park design, has joined the ownership of Forrec Construction. Bruce D. Robinson Associates have been involved with the Theme Park Industry for many years, recently leaving the staff of Taft Broadcasting.

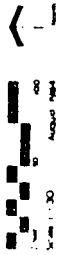
At this point in time, we anticipate the following general organization of the company.

West Edmonton Mall  
Phase III  
Waterpark  
Architect: Fleming Cotton McCarthy  
Bruce D. Robinson Associates, Inc.  
Landscape Architects and Recreation Planners



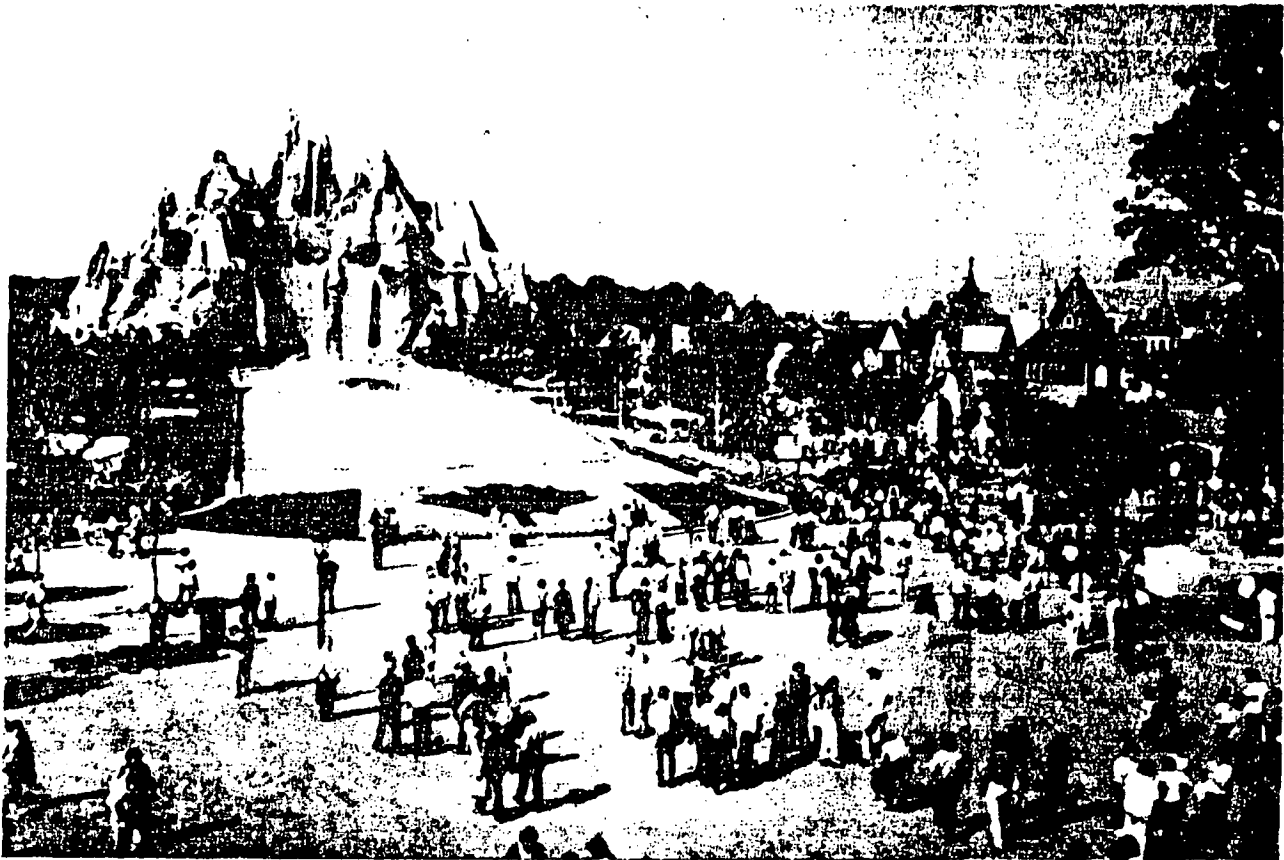


**ONTARIO PLACE**  
Wilderness Ride  
Development Plan



# Canada's Wonderland

Theme Park  
Maple, Ontario

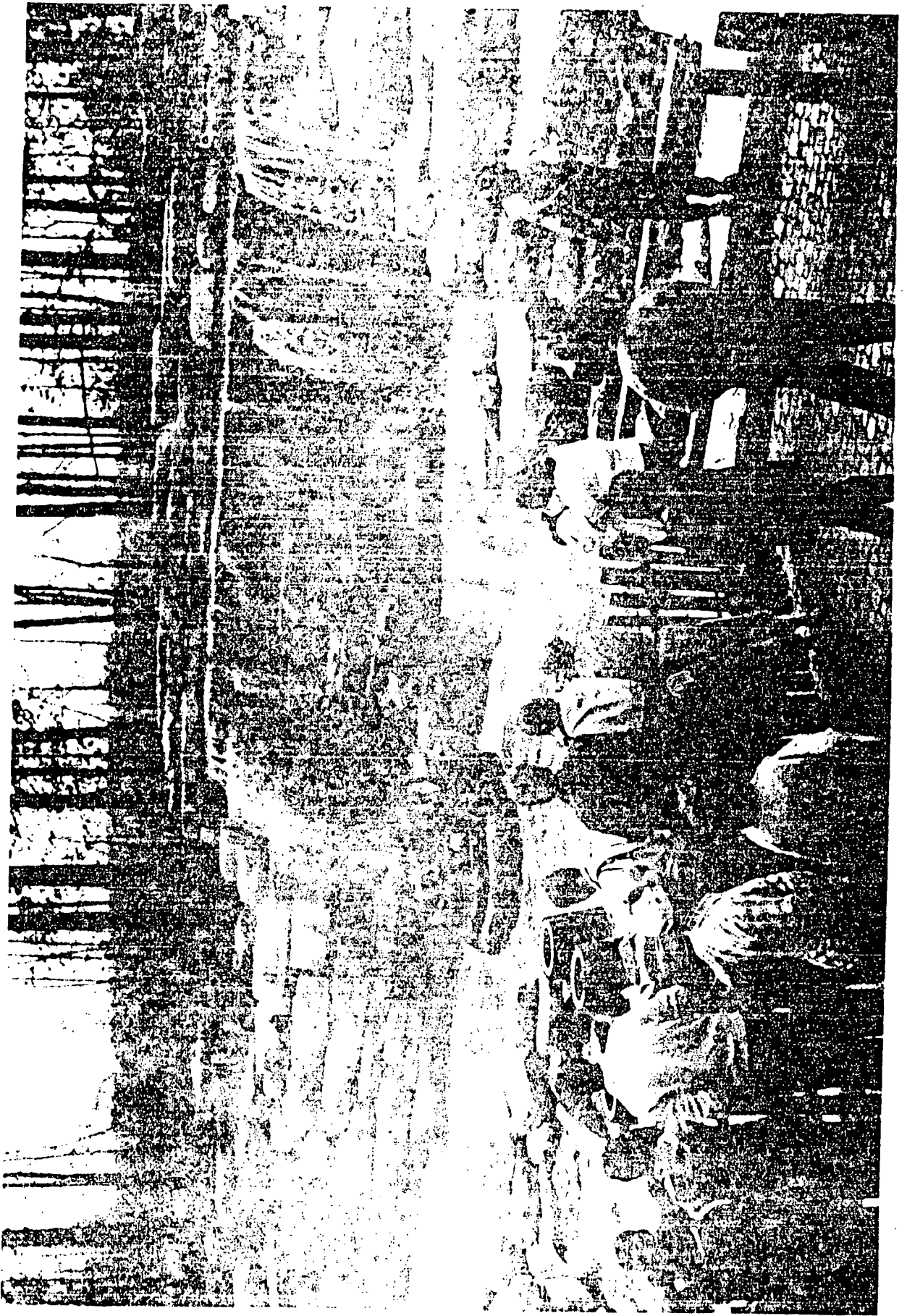


- Client** Canada's Wonderland Limited
- Program** Planning, site development and detailed site design of the 350 acre Theme Park; co-ordination of consultants and construction supervision.
- Budget** Overall Budget - \$110,000,000.00 ±  
Landscape and Site Development Budget - \$15,000,000.00 ±
- Date** Concept Formulation & Construction Drwgs. - 1978-1979  
Construction Starts - 1979  
Park Opening - 1981
- Comments** The first such large scale amusement park developed in this country, Canada's Wonderland represents a unique design challenge in its complexity and scope.

Several attraction areas, each with a different fantasy theme, centre around a man-made mountain. Site layout takes full advantage of all the fantastic creations, wild rides and exotic eating places specially designed for the Park.

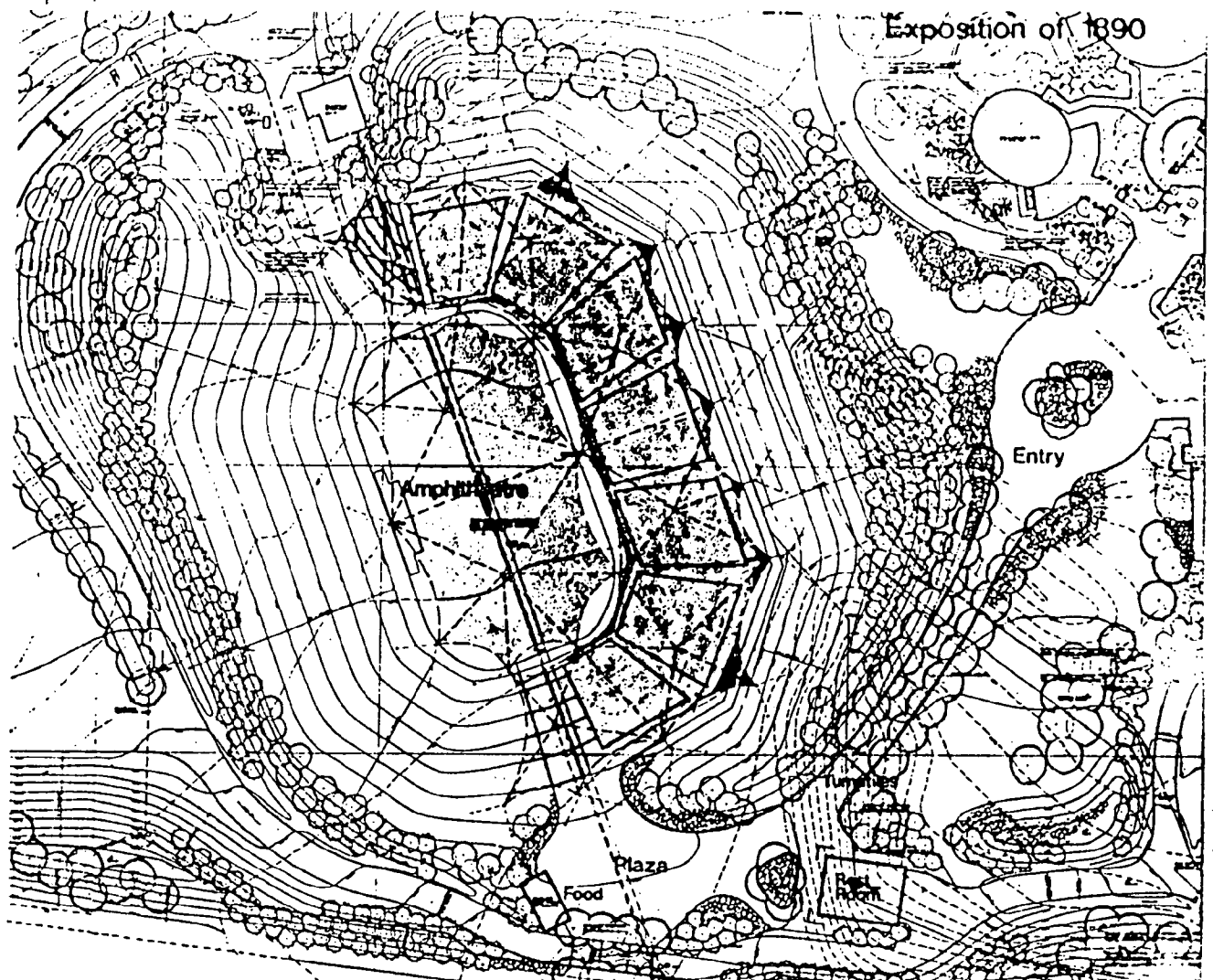
Moorhead Fleming Corban Inc. have effectively guided the project through conceptual design and overall site planning, to layout, landscape detailing as well as construction supervision of each themed area.





# Amphitheatre

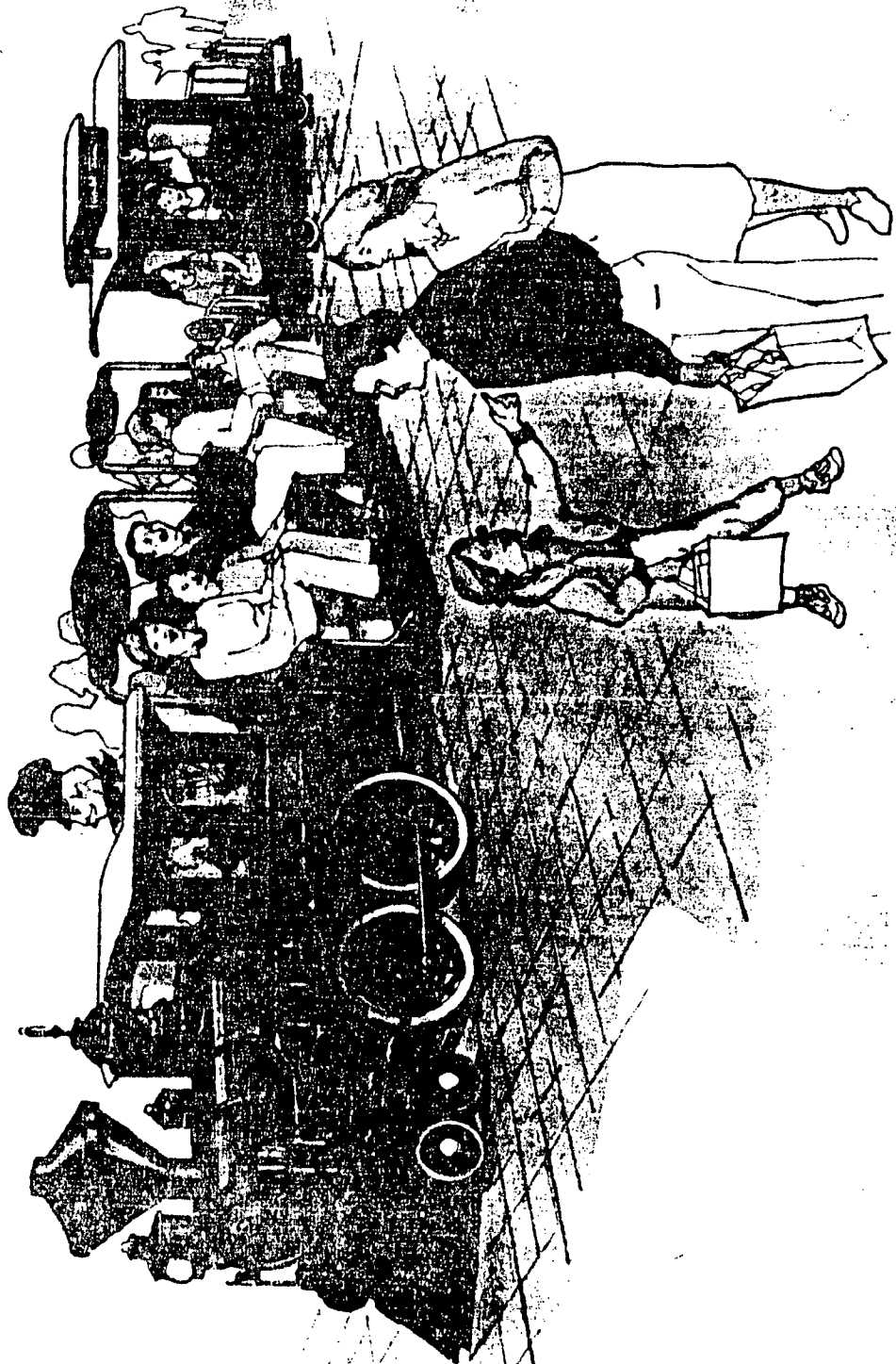
Canada's Wonderland  
Maple, Ontario

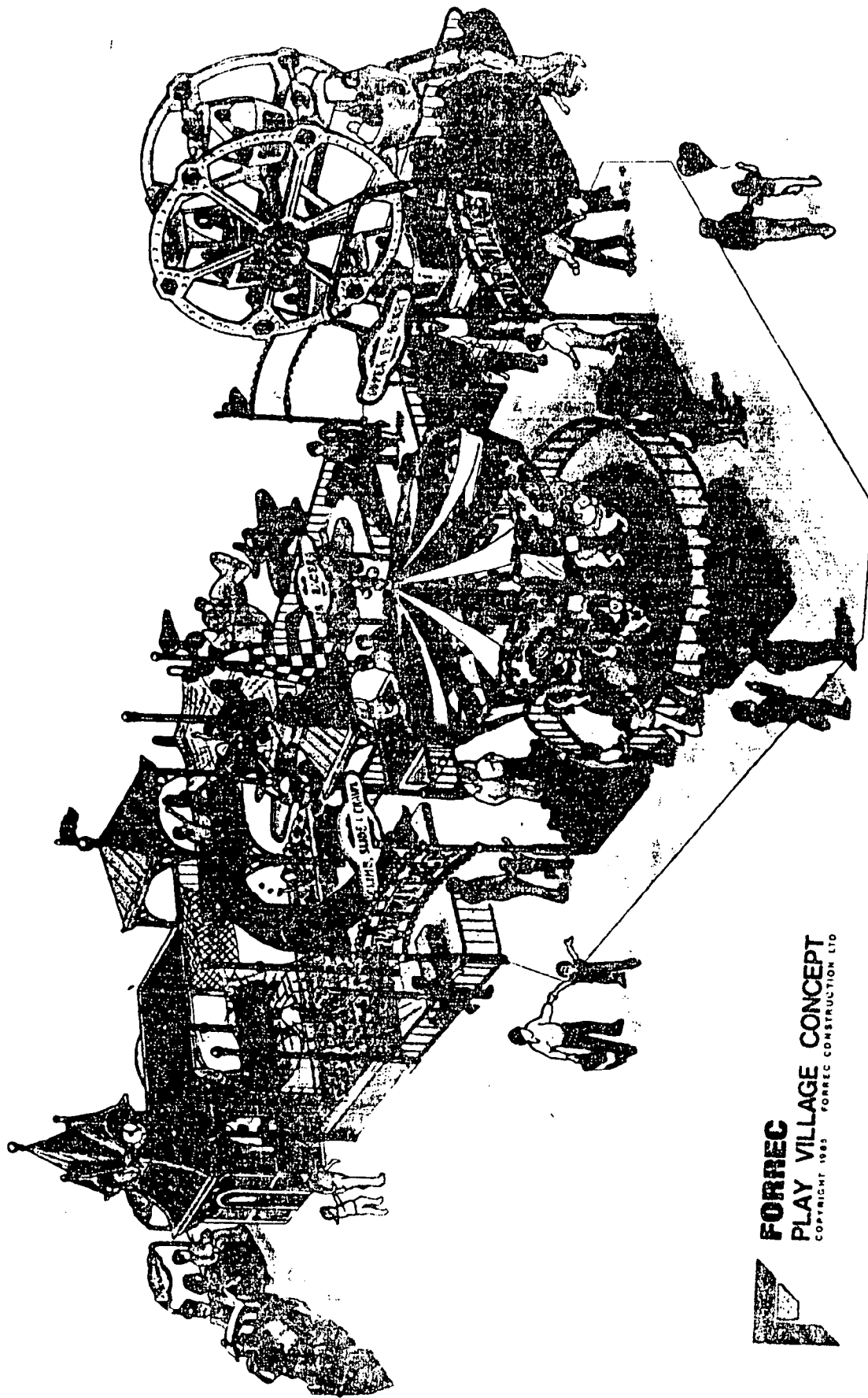


- Client** : Canada's Wonderland Limited
- Program** : Design layout, grading, planting and irrigation for an outdoor amphitheatre to accommodate 15,000 people.
- Budget** : \$800,000
- Date** : Autumn 1982
- Consulting Team** : Moorhead Fleming Corban Inc.  
Proctor and Redfern Ltd. - Architects  
Three Phase Engineering - Electrical Engineers  
Helios Tension Products - Canopy Engineers
- Comments** : Designed to present major entertainment attractions, the amphitheatre is an independent addition to the 180 acre theme park.

Covered seating is provided for 5,000 people, while 10,000 more can be accommodated on grassed slopes. Careful attention was paid to integration of the facilities, services and grading with the existing park features and landscape.





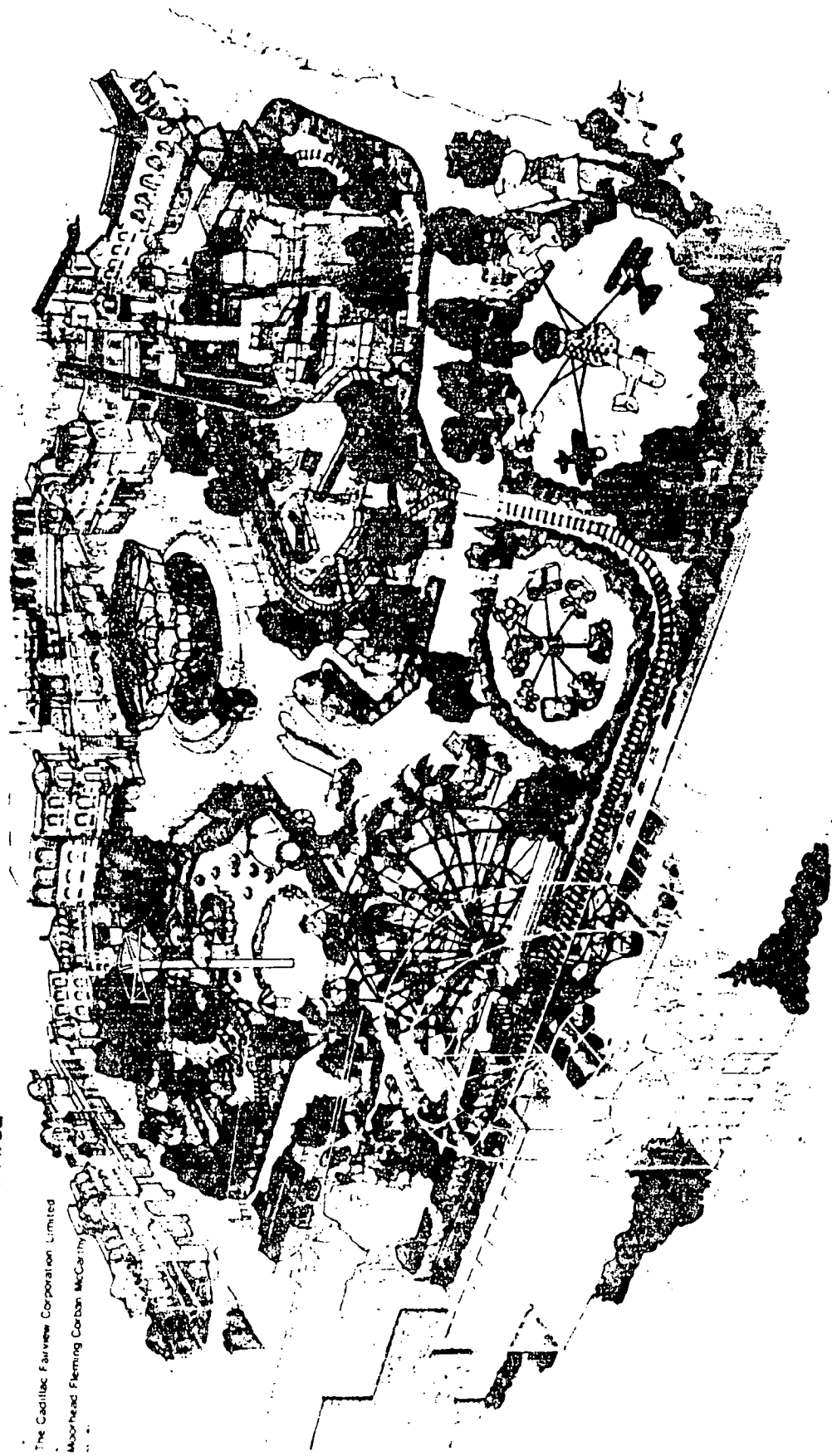


**FORREC**  
**PLAY VILLAGE CONCEPT**  
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Woodbine Centre  
**Children's Amusement Area**

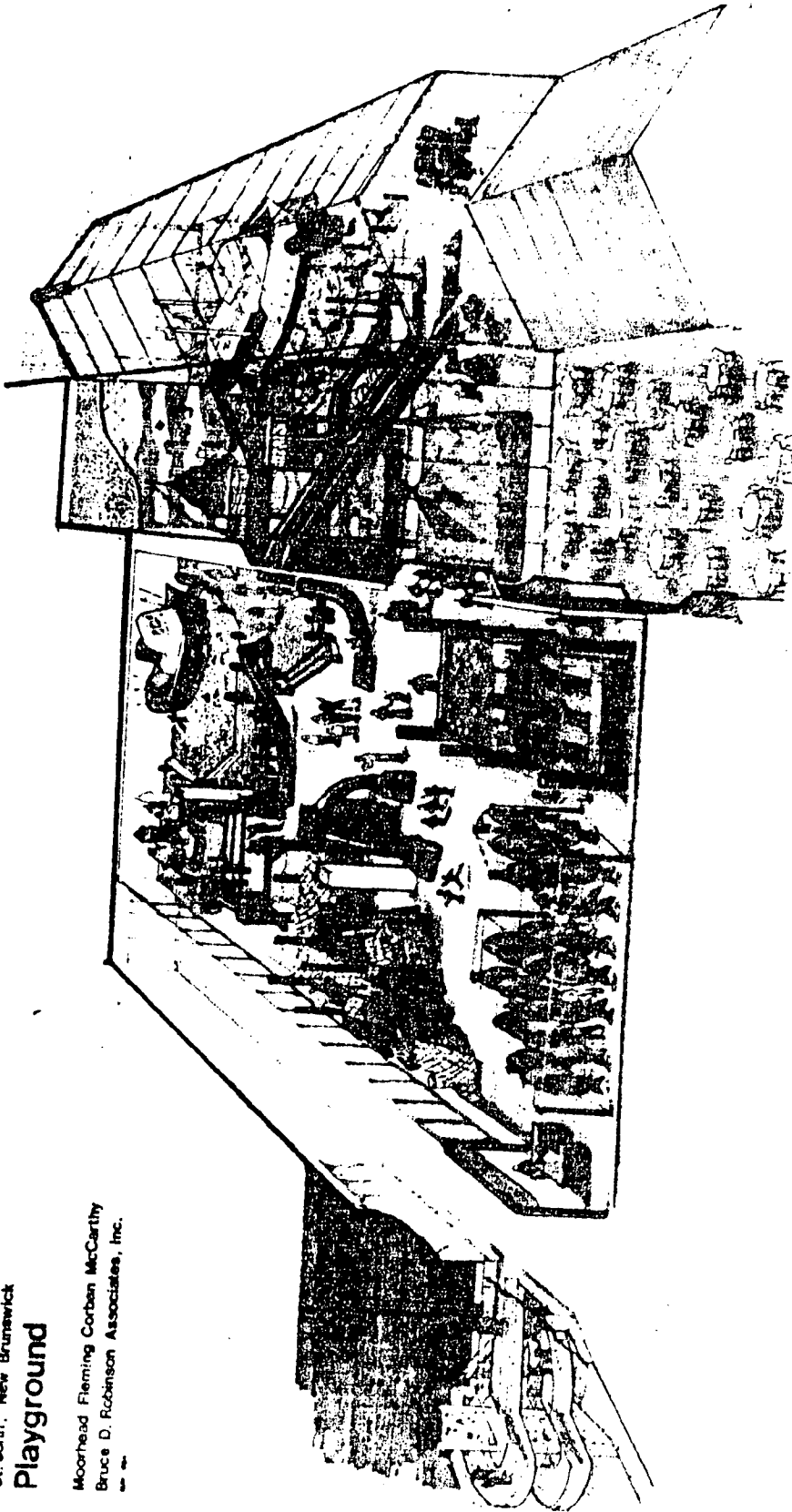
The Cadillac Fairview Corporation Limited  
Moorhead Fleming Corbin McCarthy



St. John, New Brunswick

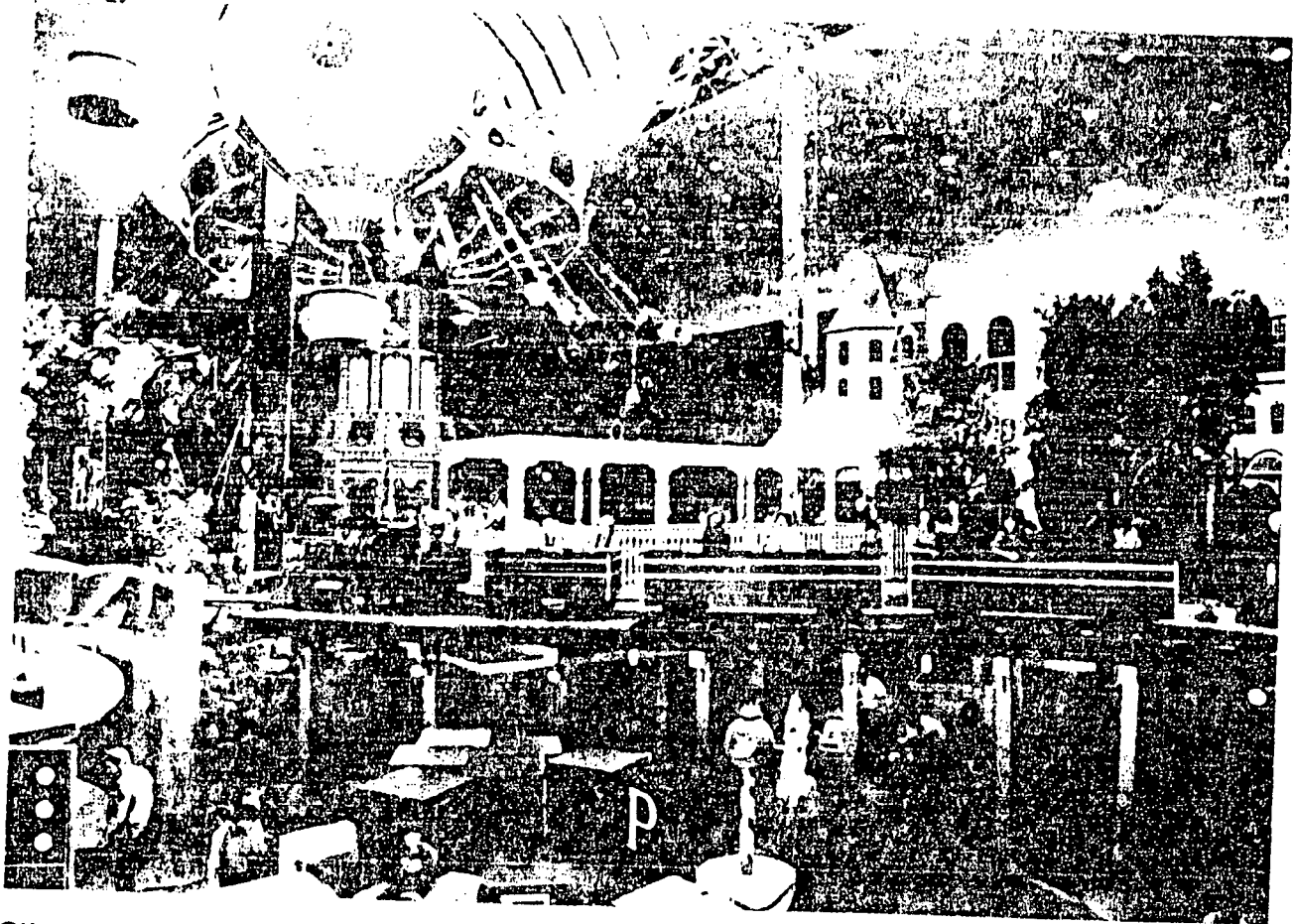
## Playground

Moorhead Fleming Corben McCarthy  
Bruce D. Robinson Associates, Inc.



# Fantasyland

West Edmonton Mall  
Edmonton, Alberta



**Client** Triple Five Corporation

**Program** Design and develop an interior themed children's amusement area for the second phase of a major shopping centre.

**Budget** \$6,000,000.00

**Date** March 1983 to August 1983

**Consultants** Inspiration II - Architects  
O. T. Baggio - Structural Engineer  
Taft Attractions - Theme Development

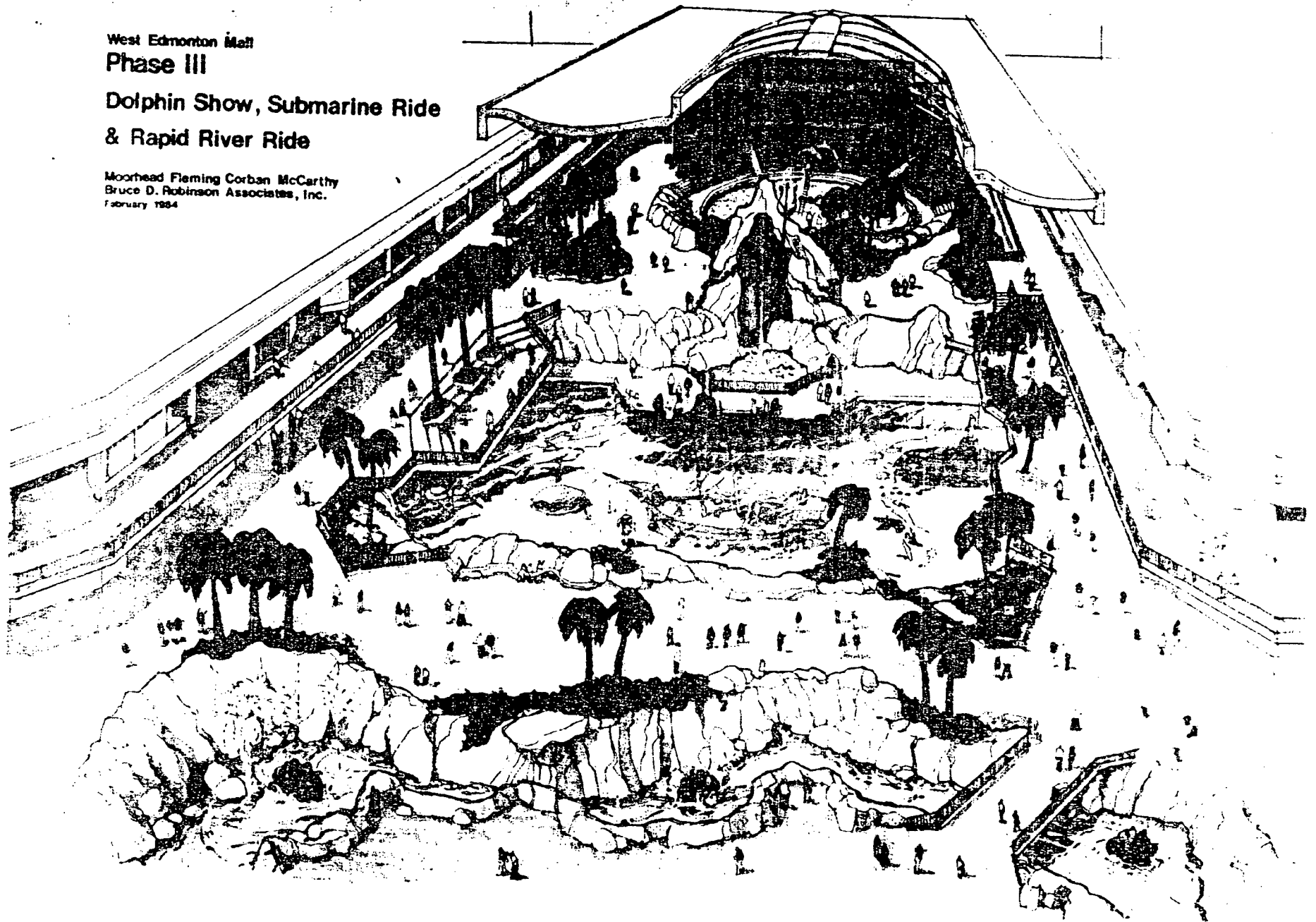
**Comments** To attract customers in the fiercely competitive world of shopping centres, Fantasyland was designed and built in record time. Careful design layout allowed the attractive integration of rides and play areas into a 40,000 square foot interior landscape of trees, paving and fountains. Distinctive theming and signage were developed to set off the finest amusement rides, specially constructed in Europe and America to an exacting schedule. The result is a glorious celebration of play for kids of all ages, a magic place of lights, colour and movement, that has attracted capacity crowds since opening day.

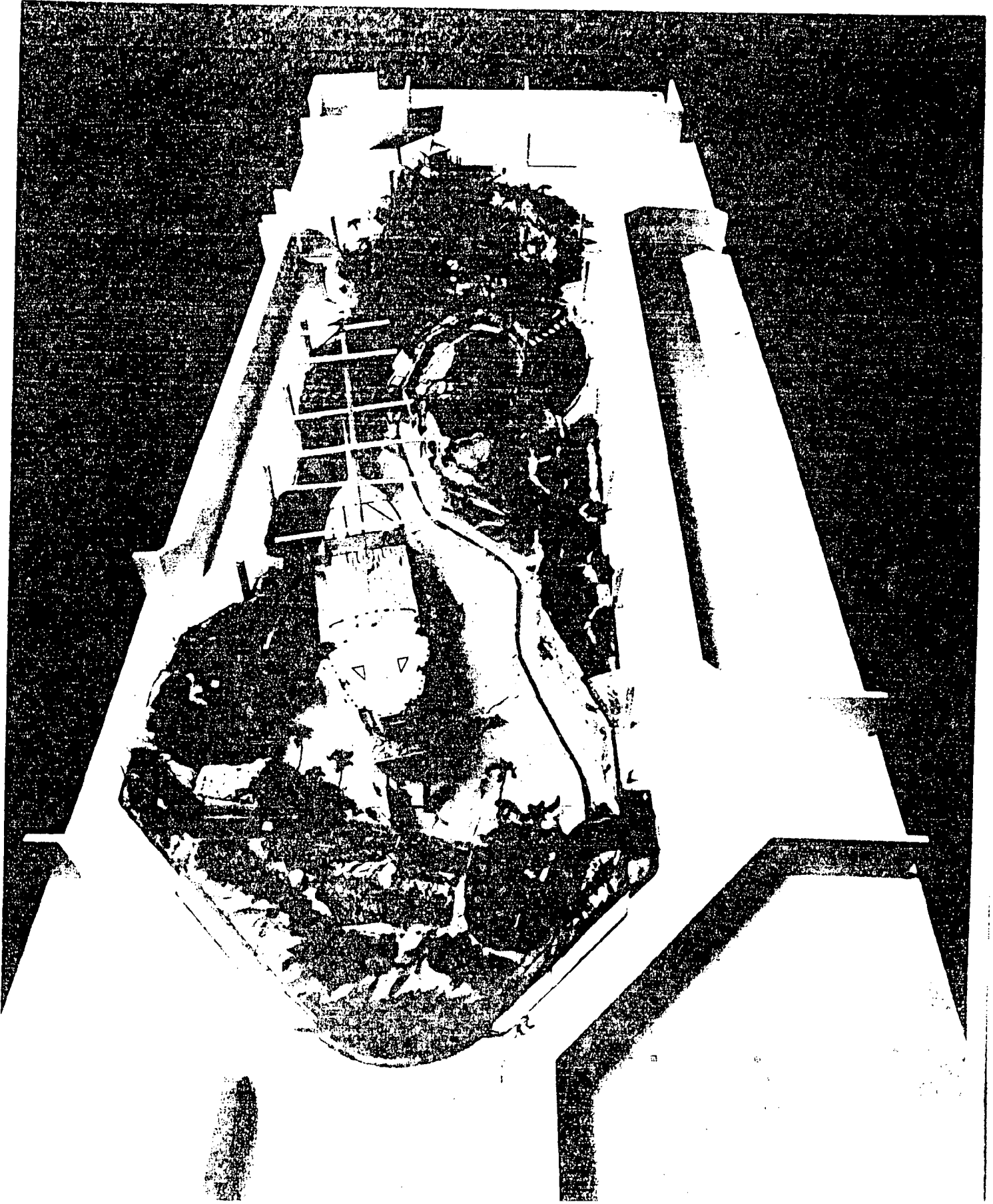
West Edmonton Mall

## Phase III

Dolphin Show, Submarine Ride  
& Rapid River Ride

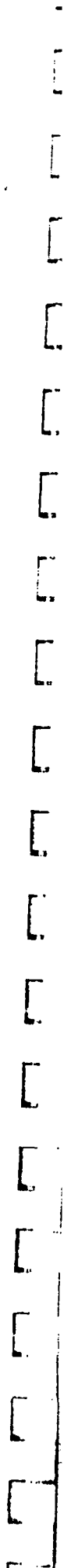
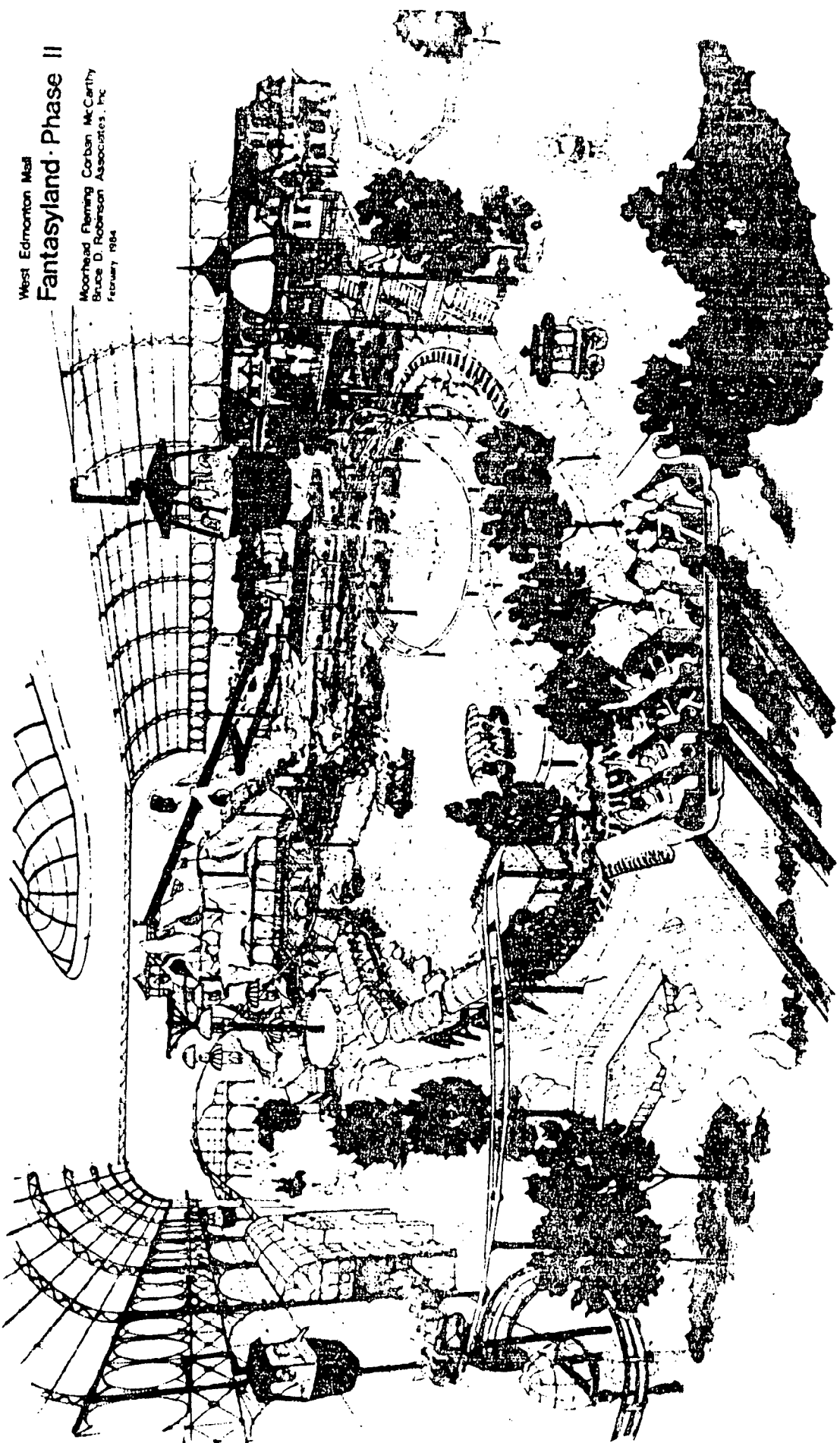
Moorhead Fleming Corban McCarthy  
Bruce D. Robinson Associates, Inc.  
February 1984





West Edmonton Mall  
**Fantasyland - Phase II**

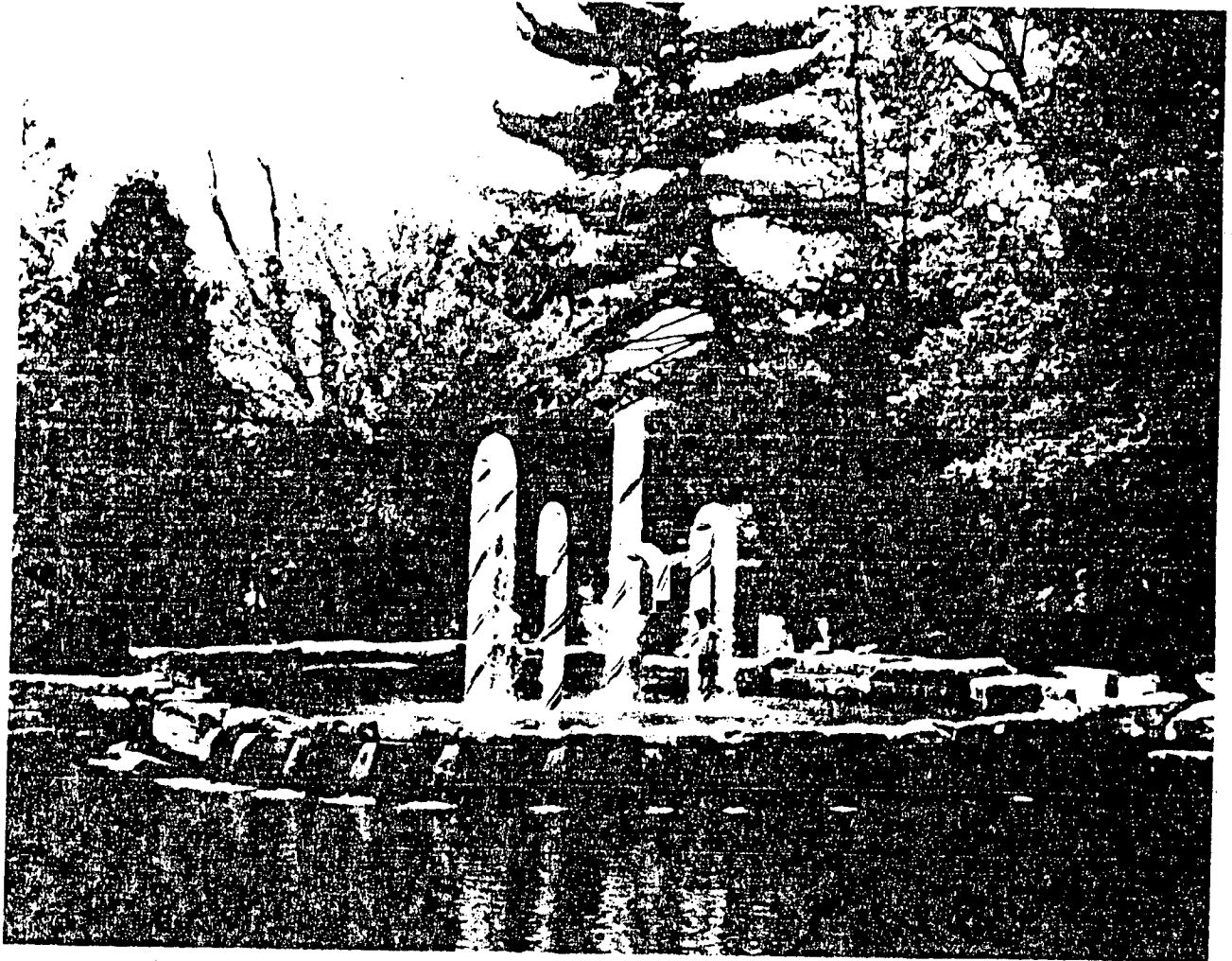
Moorhead, Fleming, Corban, McCarthy  
Bruce D. Robinson Associates, Inc.  
February 1984





# Santa's Village

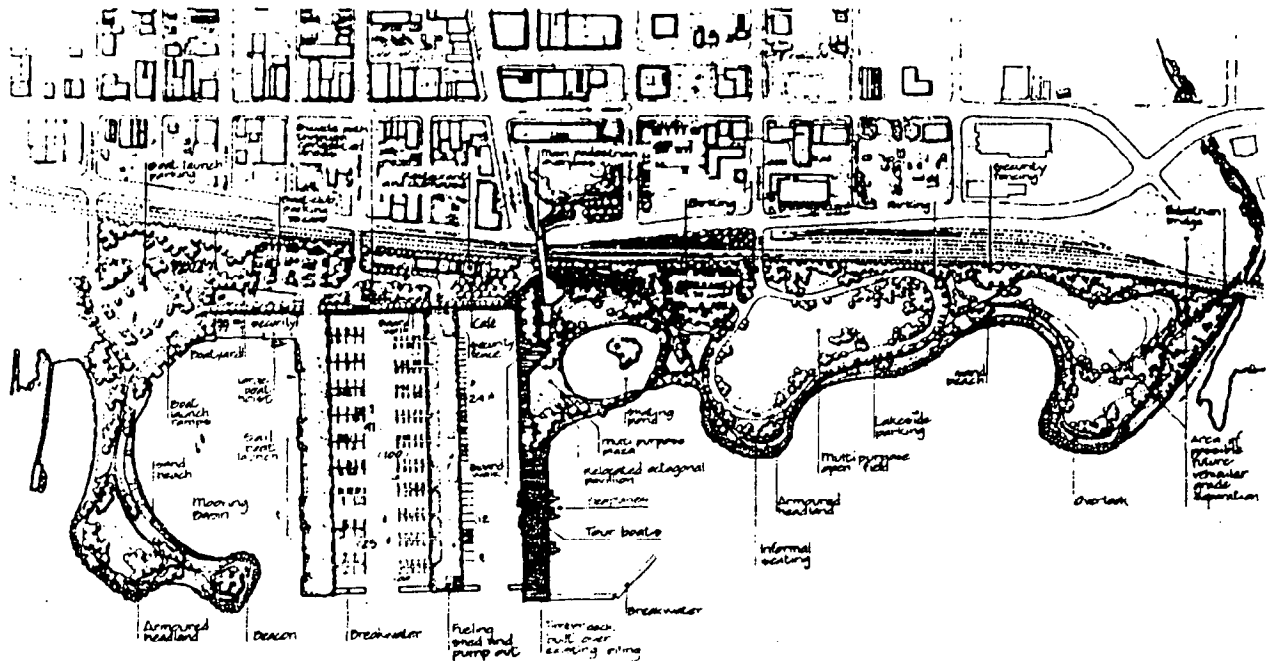
Theme Park  
Brucebridge, Ontario



- Client** Santa's Village
- Program** Upgrade and expand site and facilities for an existing seasonal tourist attraction in a northern Ontario resort community.
- Budget** Phase I Construction \$500,000.00  
Phase II Construction \$1,800,000.00
- Date** Spring 1982 - Phase I  
Spring 1983 - Additional ride  
Autumn 1983 - Phase II Master Plan
- Comments** With its attractive wooded site on the banks of the Muskoka River, and with much of the basic site upgrading complete, Phase II planning involves organization, improvement and expansion of rides and facilities. A new Village Centre including Santa's house, general store and reindeer stables, a Rudolph coaster ride and a live show amphitheatre are only a few of the attractions added to make this a unique children's experience in Ontario.

# Thunder Bay

Waterfront Park  
Thunder Bay, Ontario



- Client** The City of Thunder Bay
- Program** Develop a Master Plan based on sound site planning committed to the preservation and enhancement of an attractive, naturalistic, accessible and recreational waterfront adjacent to the Central Business District.
- Budget** \$4,500,000.00 + over four phases
- Date** Master Plan Formulation, July 1975
- Consultants** Richard Strongy • Steven Moorhead Ltd. Landscape Architects  
Resource Planners  
The Proctor Redfern Group Engineers • Planners  
John Bousfield Associates Ltd. Town Planners
- Comments** The separation of a city centre from its waterfront by transportation corridors and higher density urbanization is a frequent dilemma in many coastal cities. The Thunder Bay Waterfront Park Plan contradicts this tendency by securing an open, accessible and attractive waterfront for the Port Arthur Ward, Central Business District. Boat launching, parking and pathways are united by gentle landform, massed plantings and a varied shoreline configuration in this creative park design.

# Ashbridges Bay

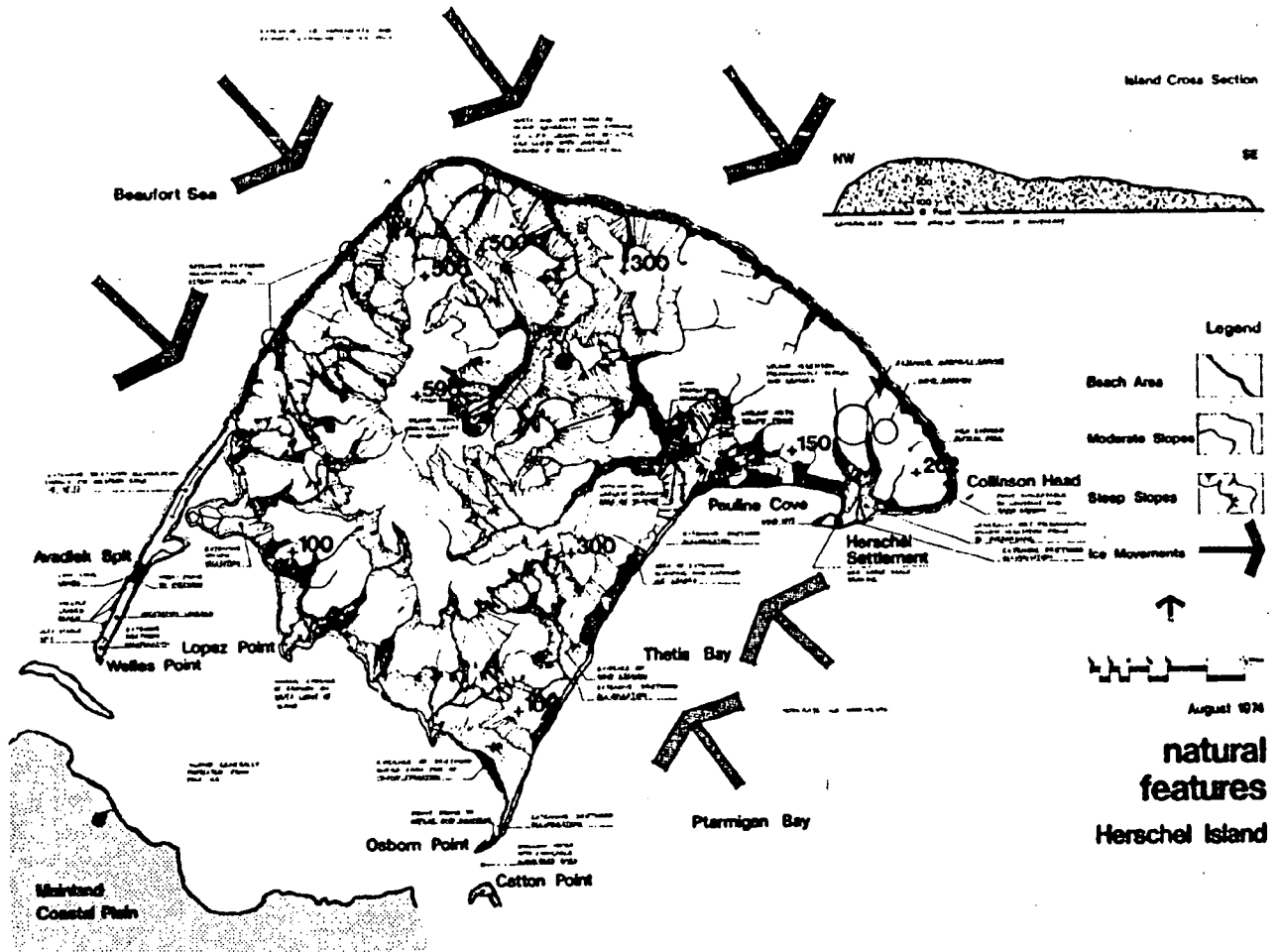
Waterfront Park  
Toronto, Ontario



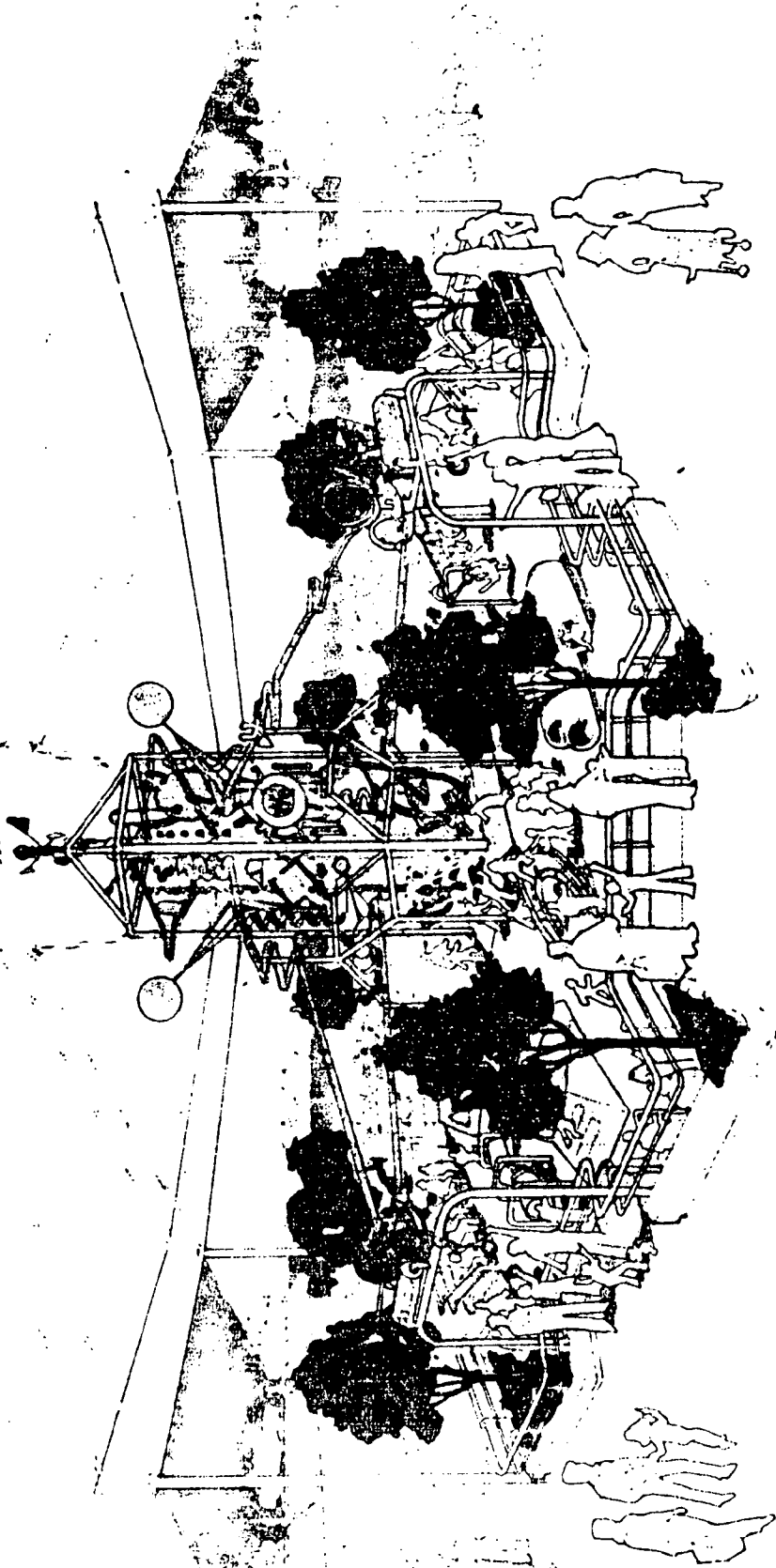
- Client** Metropolitan Toronto and Region Conservation Authority
- Program** Design and develop a 32 acre park on landfill and adjacent shoreline. Develop landform configuration based on programme requirements and limnological constraints, in conjunction with Toronto Harbour Commission engineers.
- Budget** \$880,000.00
- Date** Concept Plan - 1972  
Completed - June 1977
- Consultants** Nixon/Schaffner - Architects
- Comments** In providing a terminus for the eastern beaches boardwalk, Ashbridges Bay Park extends walking/cycling activities along the whole eastern waterfront. Swimming beaches and a sheltered bay for boat mooring are provided by creatively armoured berlands.
- Successful completion of the park and landfill operation required co-ordination of various tiers of government agencies and consultants.

# Herschel Island

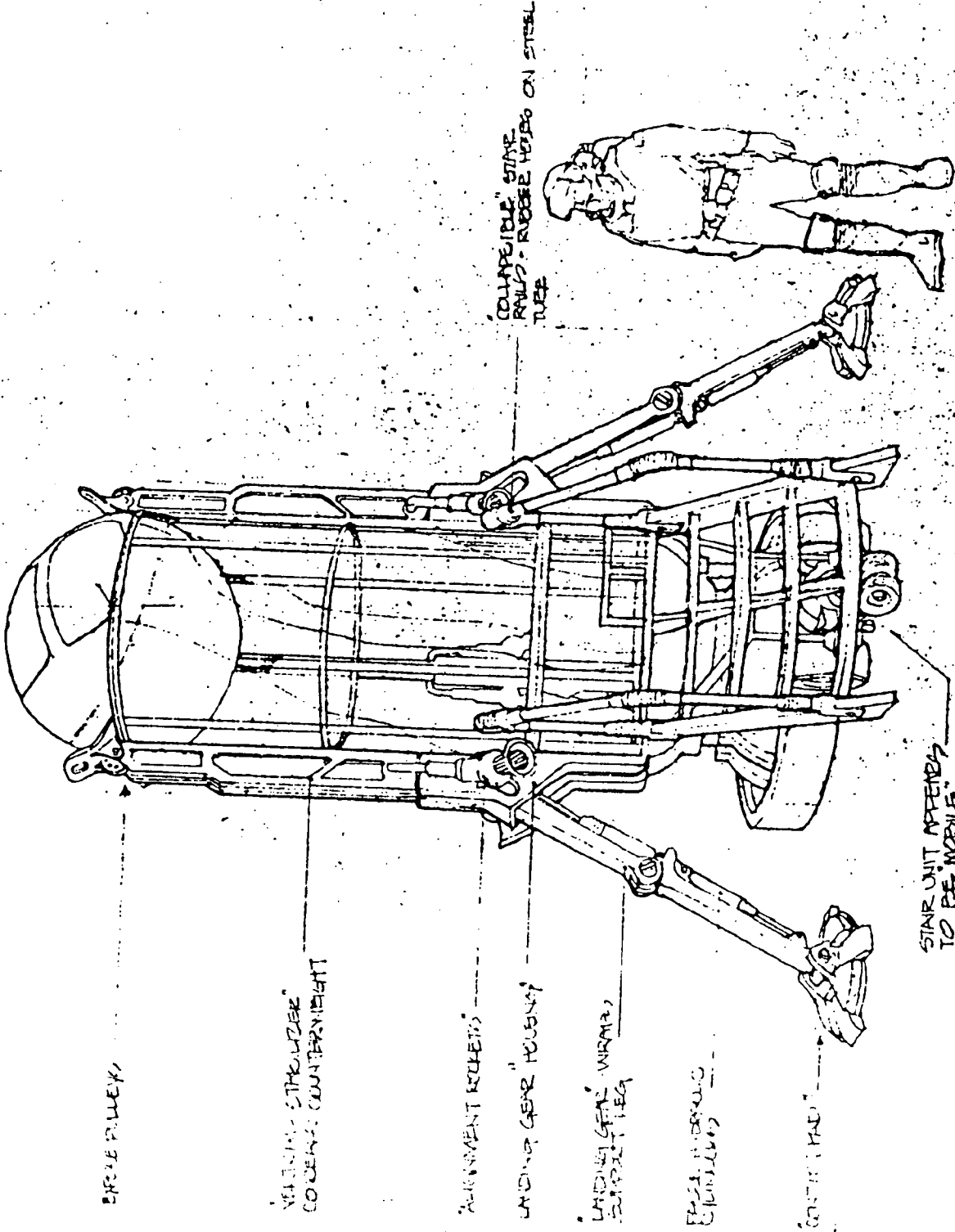
Yukon Territory



- Client** Yukon Territorial Government  
Herschel Island Study Committee
- Program** Document and analyse Herschel Island's natural and historical resources and recommend a sensible approach to potential development.
- Date** 1974
- Consulting Team** Richard Strong · Steven Moorhead Limited  
- Landscape Architects  
Synergy West Limited
- Comments** Herschel Island's potential as a sea port for oil exploration has placed its biological communities and historical sites under development pressure. Evaluation and comparison of amenities was documented in a report to provide an informed basis for future policy decisions.



AUDIO-KINETIC  
PARTICIPATORY SCULPTURE PLAY COURT  
KAMILOFFS D.C.  
MFCM/EDRA 16/3/06



SPRINKLER

VALVE - STRONGER  
COILS - (UNIFORMITY)

ALIGNMENT RIGIDITY

LANDING GEAR HOUSING

LANDING GEAR (WIND)  
SUPPORT LEG

FLAT SUPPORT  
ELEMENTS

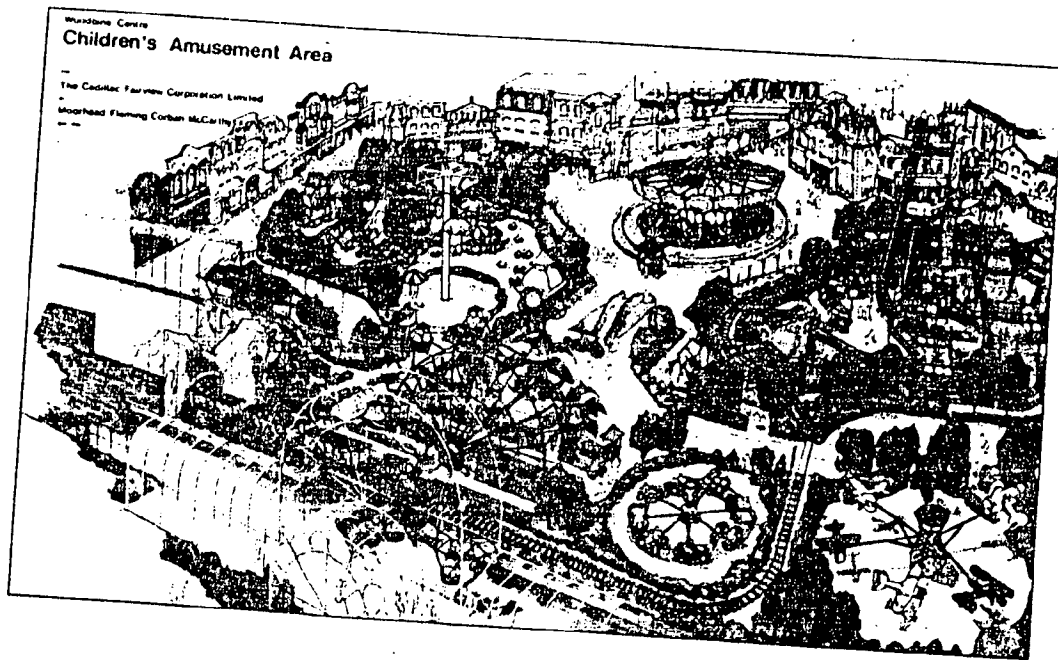
CONTROL PANEL

COLLAPSIBLE STAIR  
RAILS - RUBBER HOSES ON STEEL  
TUBES

STAIR UNIT ATTACHED  
TO THE MOBILE

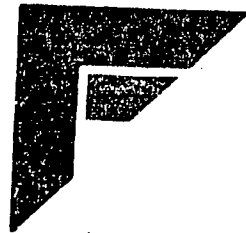
SAKER ONE-HOUSING STYLING  
PROPOSED THEMING SKETCH  
MECH/BBDO

1/24/88



Correc brings together a unique range of highly  
 specialized skills and services to create exciting,  
 entertaining concepts for the retail market.  
 From conceptual design planning, through  
 construction, to operations management the  
 Correc team gives you the creative edge no  
 matter what scale of project you have in mind.

**FORREC CONSTRUCTION LTD.**  
441 Ellesmere Rd., Toronto, Ontario M1R 1E5 Tel. 751-4676  
**MOORHEAD FLEMING CORBAN McCARTHY**  
**BRUCE D. ROBINSON ASSOCIATES**  
**BRUCE S. EVANS LTD.**





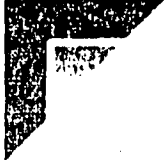
## TYPE OF FACILITY TO BE BUILT AT HANLAN'S POINT

The basic premise of our proposal is that the waterpark facility is to be as exciting and attractive as possible, economically sound and in particular, appropriate and complementary to the surroundings. Our experience indicates that many of these types of facilities are visually unattractive and too obviously commercial. We have developed the proposal essentially within the confines indicated, expanded the program to increase the appeal and practicality, and attempted to blend the entire facility to achieve maximum compatibility with the site context.

Please refer to concept plans included.

The following are specific factors we intend to follow in the detail refinement and execution of this work (we assume that refinement and possible change will take place during ongoing negotiations).

1. Wave pool by Surf Tech of California
2. 3 Serpentine Slides - 55' + ) By Surf Coaster of  
1 Shot Gun Slide - 40' + ) New Jersey  
2 Shot Gun Slides - 22' + )  
2 Rampage Slides by Wave Tech of Ohio
3. Considerable landscaping and natural grass will be incorporated to insure compatibility with the park.
4. Dark coated chainlink fencing will be used to insure control and protection and minimize visual impact.
5. Beige coloured indoor/outdoor carpet will be used on the areas immediately surrounding the wave pool and the areas associated with slides.
6. Entrance areas will be suitable unit paving.
7. Steps, terraces, upright structures and building will be primarily constructed of timber to enhance the "park" feeling as well as adding a strong visual and comfort level to the entire facility.
8. 3 hot tubs will be spread throughout the facility to enhance the length of time a customer will enjoy the facility as well as generally expanding the season on both ends.
9. It is intended to use earth excavated from pool to provide relief and contour to the site and minimize visual impact of the slide structures.
10. The grass area north east of the pool will create a degree of privacy while acting as a major sun bathing area.

- 
11. The "terrace" area is intended for viewing not only the facility itself, but westward to the Lake as well.
  12. A concession area dispensing fast food and snacks is provided and tables and chairs will be placed generally in the area of the terrace.
  13. A play area and "mini" water facility will be provided for small children, including "state-of-the-art" design development.
  14. We anticipate no disruption to any areas of the Island except within the site where substantial grading will take place. It is unlikely that any of the trees within the site will remain but substantial landscaping of the facility is anticipated.
  15. See comments in the covering letter regarding possible inclusion of mini golf facility.

The quality of facility anticipated will be of the highest order and the "design" input which we offer will likely create a facility in a class by itself in terms of refinement, appeal and quality of construction (please refer to our references and past experience to verify this). The following 3 items are pertinent to questions asked in your proposal.

1. We have prepared the conceptual design based on our experiences and observations on numerous facilities throughout the world. The people we would use and the manufacturers we would suggest are based on extensive research over the past 2 years. While various permutations and changes in scope are possible, the design we propose inclusive of all costs up to commencement of operation is approximately \$4,350,000, subject to final refinement or changes in scope.
2. We foresee a 3 month period to complete necessary construction drawings and ordering of major supplier material after initial negotiations are completed. The design/build aspect of our operation permits accelerated scheduling without any sacrifice in design or construction quality.
3. Generally related to the items indicated in item 2 above, we would propose to begin construction in October 1985 and we would guarantee opening on July 1, 1986, providing the starting date can be met. The Ontario Place Wilderness Ride currently under construction was in excess of 8 million dollars for construction and will be complete in a similar time period.



## TYPES OF OPERATION

As indicated, by preceding portions of the proposal, we clearly have the design, construction and management experience to bring the project to construction completion. At this point we are prepared to operate the park, but prefer to leave this open for further negotiation with Metropolitan Toronto. Therefore, we have not detailed operation procedures and would do so if this option is preferable. Accordingly, we are prepared to undertake the project related to the other possible options. We have in the past worked with various park operators and would develop in conjunction with you, the most feasible and appropriate approach for the benefit of conservers and the Municipality.

Please see the covering sheet of this proposal for cost implications of the various methods of operation.

**METHOD OF FINANCING**

- a) The financial statements of Forrec Construction Limited as well as those of the shareholders, Moorhead Fleming Corban McCarthy and Bruce S. Evans Limited will be made available upon request. We are reluctant to include them as part of thi original submission. Be assured however that our chief financial officer Mr. Don McKay will meet with you or any committee at your convenience to review same. The group of companies that make up Forrec Construction Limited have annual sales of 35-40 million dollars and have assets of more than 10 million dollars.

The necessary financing for this project has been tentatively arranged.

- b) Business References  
Special Financial Adviser: Mr. Harold Bridge, Partner  
Touche, Ross & Assoc. 275-4000  
Auditor: Mr. Tom Richardson, Partner  
Touche, Ross & Assoc. 229-2100  
Lawyer & Business  
Consultant: Mr. Bill Smith 449-1400
- c) Please find enclosed a print out indicating pricing structure, amotization period and operating revenues and costs, etc. We realize that the enclosed print out does not contain a lot of details. We would be prepared to submit more detailed information at your request.

FURRELL CONSTRUCTION LIMITED

TORONTO ISLAND WATER PARK PROJECTIONS

	1985	1986	1987
PEOPLE	180000	190000	200000
FEE (ADMISSION, FEES, SMOGS & RENEWALS)	11.50	12.25	13.00
REVENUE	2070000	2327500	2600000
DIRECT COSTS	200000	210000	241500
METRO LEASE	103500	116375	130000
OPERATIONS		5% OF TOTAL REV.	5% OF TOTAL REV.
LABOUR	250000	262500	301875
REPAIRS	150000	157500	181125
ADMINISTRATION	150000	157500	181125
DEPRECIATION	350000	315000	283500
TOTAL COSTS	1203500	1218875	1319125
GROSS PROFIT	866500	1108625	1280875
INTEREST ON LTD	427825	391561	350433
NET INCOME	438675	717064	930442

CASH FLOW	1985	1986	1987
BEGINNING LOAN	3500000	2981471	2255814
CASH RECEIPTS	2070000	2327500	2600000
CASH DISB'TS	853500	903875	1035625
INTEREST	427825	391561	350433
PRINCIPAL REPMT	270146	306407	347535
ENDING LOAN	2981471	2255814	1389407