



WINNIPEG
AIRPORTS AUTHORITY

AIRPORT SITE REDEVELOPMENT PROGRAM

TAKING OFF

WINTER
2005/06

Message from the President

Building a bright future for Manitoba



Barry Rempel
Official Groundbreaking Ceremony
September 15, 2005

The Official Groundbreaking of the Airport Site Redevelopment Program on September 15, 2005 was a historic day for Winnipeg, propelling us forward with our vision of leading transportation innovation and growth on behalf of this community. It came as the culmination of several years of focused effort, involving the input and feedback of a great number of individuals and organizations.

WAA has delivered hundreds of presentations and working sessions to talk about Airport Redevelopment with our customers, industry stakeholders, business leaders and the public. Many different ideas have been discussed and a depth of learning and understanding has resulted. In particular, people have reinforced the special role played by airport infrastructure in their own activities, not only in response to important day-to-day requirements,

but also in terms of facilitating the achievement of long-term aspirations. Airport Redevelopment is an initiative that helps set the tone for the entire region. It offers a sense of where the community has come from and where it can go in the future.

While the total benefit of the construction phase initiated this past fall will not be obvious for some time yet, positive impacts for the local economy are occurring and continue to evolve. Over 7,000 person years of employment will be created by WAA capital projects, mostly attributable to Airport Redevelopment today and into 2009.

2006 promises to be an important and rewarding year for all involved, with many major contracts to be tendered. We look forward to meeting the challenges on behalf of the community we serve and are proud to help prepare the way for a brighter tomorrow.

Sincerely,

Barry Rempel

President & CEO
Winnipeg Airports Authority



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Welcome to our new digs!

Official Groundbreaking Ceremony September 15, 2005



Actual building perimeters were outlined on the site to provide an accurate sense of the scope and location of future facilities. The tent erected for the Groundbreaking event can be seen within the future Parkade area, directly across from the Arrivals portion of the new Terminal Building.



Head table, left to right: Member of Parliament for St Boniface Ray Simard, City of Winnipeg Mayor Sam Katz, Manitoba Minister of Transportation Ron Lemieux, President & CEO Barry Rempel. Standing: Chairman Arthur Mauro.



Goldwing Ambassadors ready to assist WAA's guests.

Over 300 people joined Arthur Mauro, Chairman, and Barry Rempel, President & CEO, to celebrate the Official Groundbreaking of the Airport Site Redevelopment Program on September 15, 2005. Held on the actual site of the new Terminal building, the Groundbreaking event included the participation of Member of Parliament for St Boniface Ray Simard, Manitoba Minister of Transportation Ron Lemieux and City of Winnipeg Mayor Sam Katz.



Participants examining site drawings and designs.



Over 300 people attended the Official Grand Opening Ceremony, representing WAA customers, stakeholders and the community.



AIRPORT SITE REDEVELOPMENT PROGRAM



WAA Board members Bill Watchorn [left] and Doug Harvey [right] chat with Mayor Katz [centre] after the official event.



Sod is officially broken by President & CEO Barry Rempel, The Honourable Ray Simard, Member of Parliament, Chairman Arthur Mauro, The Honourable Ron Lemieux, Minister of Transportation, His Worship Mayor Sam Katz.



Chairman Arthur Mauro opens the Official Groundbreaking Ceremony

"Today we are celebrating years of planning, design, preparation and pencil sharpening—from the computer drawing boards into reality. We would like to acknowledge and thank all of those who have worked hard to bring us to this historic occasion: staff, industry colleagues, public officials, so many others, including all of the individuals who use our airport facility for business and pleasure."

Arthur Mauro
Chairman
Winnipeg Airports Authority



Members of WAA's Management Team pose with Barry Rempel, President & CEO [kneeling, left] and Bob Edgar, Senior Vice President, Airport Redevelopment [kneeling, right]. Left to right: Shelley Tataryn, Brad Masson, Wayne Ford, Diane Jones, Janet Lach-Stefanyk, Michael O'Gorman, Doug Stoyko, Ed Ratuski, Alex Robinson, Peggy May, Michael Crockatt, Michael Rodnyiuk, Stephen Gregg, Richard Ball.



President & CEO Barry Rempel

"What we have here today is a unique opportunity not only to build a new airport from scratch, but also to revolutionize the way our airport will be managed and operated. Just as Winnipeg led the country with state of the art facilities with the opening of the current building some 40 odd years ago, Winnipeg will once again have facilities incorporating today's best offering while providing additional flexibility for tomorrow."

Barry Rempel
President & Chief Executive Officer
Winnipeg Airports Authority



AIRPORT SITE REDEVELOPMENT PROGRAM

Update on construction

Site Redevelopment construction now underway

Construction kicked off in September, 2005 with work initiated on four components that are integral to the Airport Site Redevelopment Program:

- South Parking Lot
- Relocation of Waste & Storm Water Lines
- Staging area
- Widening of Wellington Avenue

This activity will set the stage for other improvements to be implemented over the next few years.



Construction of the South Parking Lot will provide new space for vehicles while the new Airport Redevelopment parking facilities are being developed during 2006.



Improvements to Parking services will be a major focus during the coming year, including relocation of waste and storm water lines.

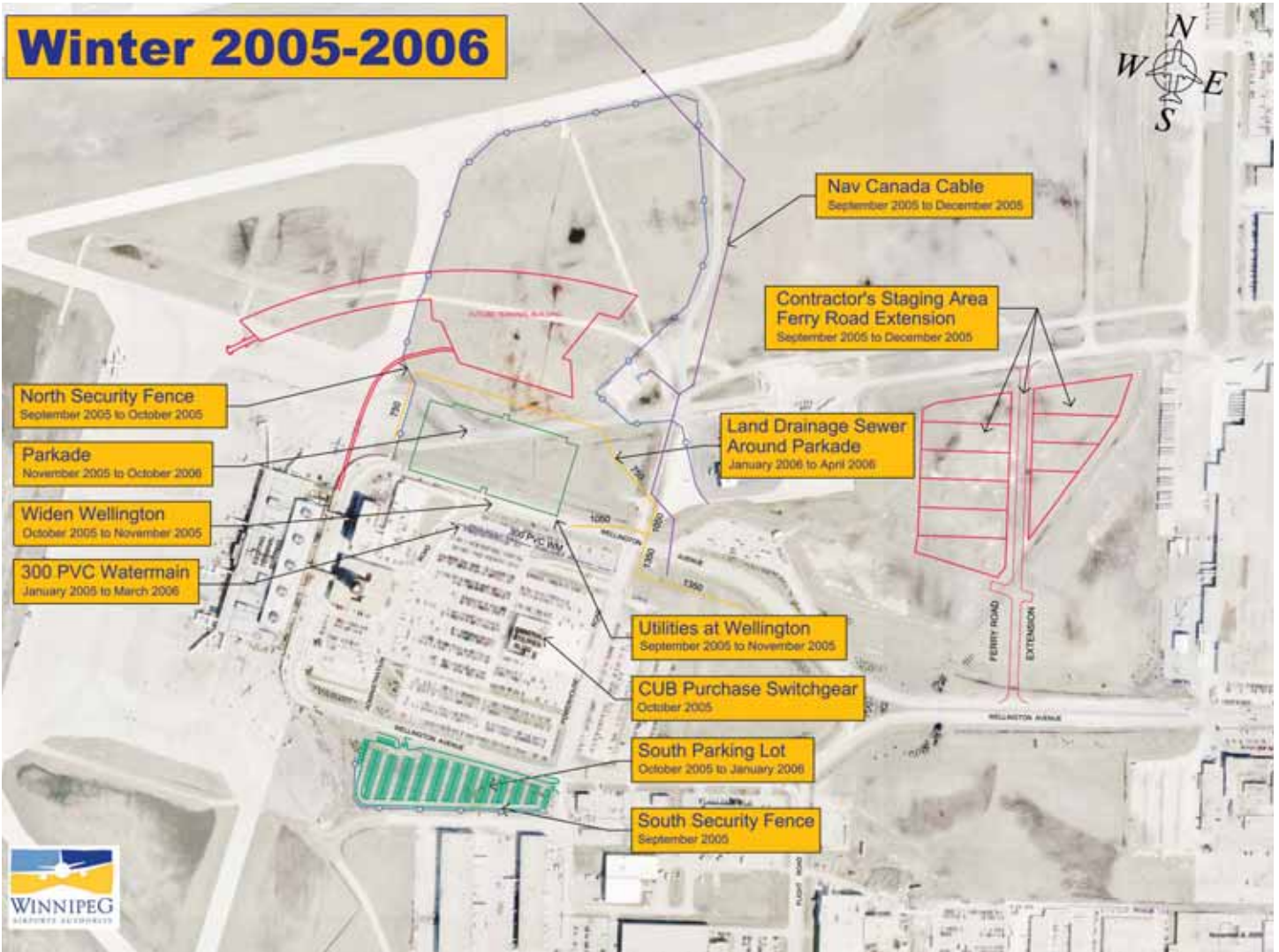


Work is started on the widening of Wellington Avenue, in order to facilitate traffic flowing during all upcoming construction phases.





Winter 2005-2006



A visualization indicating major pieces of activity from September 2005 through the spring, 2006.



Located north of Wellington Avenue, a major Staging Area will be required to support all other construction activity over the period 2006-09.



Airport Redevelopment News

A \$250 million privately-placed bond issue was closed in September in order to provide a significant component of the financing for Airport Redevelopment. The bond issue was underwritten by CIBC World Markets, RBC Capital Markets, TD Securities and Macquarie North America Ltd. and was rated A1 Stable by Moody's and A Stable by Standard and Poors.

Recent tenders have been awarded to Man-Shield Construction [Groundside infrastructure projects], Wardrop Engineering [Airport Redevelopment engineering services] and PCL Construction [Parkade component].



The Parkade will be built and completed during 2006.

Airport Site Redevelopment – Program Team

The Redevelopment Program team has been chosen to provide the best package of total value for Manitobans. The group consists of Manitoba firms as well as international aviation experts, to ensure a standard of excellence throughout the program and to create opportunities for participation by local businesses.

■ Program Management Support

Parsons
Wardrop Engineering

■ Design Groups

Pelli Clarke Pelli Architecture
Stantec Architecture
Marshall Macklin Monaghan
Unison-Maximus
Apple Designs
Earth Tech Canada

■ Contractors

Man-Shield Construction
PCL Construction

■ Financing

CIBC World Markets
RBC Capital Markets
TD Securities
Macquarie North America

Frequently asked questions

Following are answers to questions that have been raised since the last publication of this newsletter.

Are there many Airport Site Redevelopment tenders still to be awarded?

Yes. The majority of tender opportunities will be announced and awarded over the next 12-18 months, including additional work to Groundside and Parking elements as well as the Terminal Building, Central Utility Building and Airside components. These opportunities include construction as well as related support services, including information technology, concessions and many others. Information regarding upcoming tenders is available through the Winnipeg Airports Authority website www.waa.ca under the section titled, "Doing Business at YWG."

Has there been any change to plans for demolishing the existing terminal after the new facility is operational?

Not at this time. This past fall, WAA initiated an expressions of interest process to encourage participation from anyone who may have a financially viable alternative for long-term use of the existing Terminal facility. While use of this site is integral to our plans for airside improvements after 2008, we remain open to pursuing sound opportunities, should any emerge in the near future.

Is an art program being considered as part of Airport Site Redevelopment?

Yes. WAA is working with a committee representing the community to ensure that planning proceeds for an Artwork Program in an appropriate and responsive fashion. The role of this committee includes devising ways for visual artists to become actively involved with airport infrastructure redevelopment. WAA's objectives are to integrate art within the new Terminal in a way that complements the overall architectural motifs and designs, in order to enhance customer enjoyment of the facility as a whole.

AIRPORT SITE REDEVELOPMENT PROGRAM

Quick Facts

Airport Site Redevelopment Program at a glance

Specifications

- Airport Terminal Building size: Approximately 51,000 m²
- Parking structure: 4 level parking facility, 1,559 stalls
- Airside construction: additional aircraft parking apron
- Groundside site services

Project schedule:

- 2005-06 Roadways/Site works
- 2005-06 Parkade
- 2006-09 Airport Terminal Building Phase I
- 2006-08 Airside
- Future Airport Terminal Building Phase II

Cost:

- In the range of \$570 million [parking & terminal plus roadways, civil site works and infrastructure] 2003-09
- Project funded through Airport Improvement Fee

Forecast Manitoba-wide economic impact of WAA capital projects:

- Person years: 7,301
- Wages: \$311 million
- GDP: \$391 million
- Economic output: \$1.009 billion

The right choice for Manitoba

Renovation would be more expensive than constructing a new terminal for the long term and would entail an extended period of disruption for all customers

Contractors:

Tender notices and other business opportunities are regularly posted on the Winnipeg Airports Authority web site www.waa.ca



Redevelopment Vision

Winnipeg Airports Authority will establish a design that is consistent with our vision of leading transportation innovation and growth on behalf of our community. Unique, striking and outstanding, our Terminal structure will reflect our prairie roots and heritage – an important Canadian transportation centre that will continue to play a leading role in the future of this country.

Strategic Directions

Airport site redevelopment will be implemented based on WAA's corporate Strategic Directions: To enhance customer service and value by providing a new basis for safe, secure and enjoyable travel experiences benefiting all customers; and to deliver and operate excellent facilities and services that will emphasize convenience and satisfaction among all customers.



