



TRANSGRID REVENUE RESET ANALYSIS

Peer Review

30 July 2021

aptness

JULY 2021 - PEER REVIEW UPDATE

PURPOSE

TransGrid engaged Aptness Pty Ltd to assist with a data analysis exercise of the “Nutbrook Reports’, Revenue Reset Capex Spreadsheet, that was developed by others with the purpose to identify items that could be delayed, brought forward or kept in the allocated Financial Year of 2024.

Aptness Pty Ltd had undertaken a review of the recommendations and have identified items that can be reasonably considered for delay where asset failure should not normally pose immediate risk to the building or occupants, or for bringing forward within the Revenue Reset financial year spending plans to reduce risk or provide benefits to TransGrid. Justification for each item recommendation is provided.

In July 2021 a peer review was undertaken as a “sense check” against known site history and portfolio wide issues based on the insights and experience of the TransGrid Corporate Services National Property Facilities Team.

Aptness workshopped with the TransGrid facilities team to identify items that could be deferred, or should be retained, based on knowledge of sites and ongoing maintenance issues/risks.

CONTEXT

The peer review was conducted via a WebEx meeting to review the prepared Capex Spreadsheet. PThe following people were involved in the peer review:

- Tim Wickman (Aptness)
- Suzanne Westgate (TransGrid)
- Peter Alwan (TransGrid)
- Todd Pearson (TransGrid)

METHODOLOGY

STEP 1

Workshop with the Peer Review Team

STEP 2

Identify programmes or items to be re-assigned or extracted.

STEP 3

Reallocation of programmes to appropriate financial years within the revenue reset program.

RESULTS SUMMARY

In general, it was determined that low risk façade, internal and external recommendations could be deferred to the next revenue reset period. This would result in the life of the overall asset not being maintained in accordance with the Nutbrook Audits, but rather would defer and maximize lifecycle potential of individual components, provided there are no compliance or safety risks.

However, this will typically result in an increased OPEX spend and therefore a requirement for allowing for annual 10% increased risk of OPEX spend.

Other agreed deferrals or general rules as captured:

1. P1 – tend to leave in year of recommended spend.
2. All perimeter fencing except Orange – remove on the basis that it is a network expense
3. Anything external, signage - remove.
4. Wallgrove road related, defer capex (patch and repair instead)
5. Wallgrove Block A and Block C Air conditioning recommendations – move to FY23.
6. Asbestos – control until Friable. Control in accordance with Asbestos Management Plan and procedures. Review hygienist as part of a program.
7. P1 asbestos recommendations – brought forward to FY23, updated asset register based on updated Nutbrook findings. Start exercise as a hygienist review and recommendations.
8. Wallgrove Concrete Hardstand – defer to FY29
9. Orange pavilion – 1.124 move to FY24; all others mark for extraction.
10. Orange - Tennis Court Pavilion demo - extract

Further consideration determined that allocating the façade/Internal/external program for each site to a dedicated year, based on the TransGrid National Facilities team prioritisation, would best spread the capex cost and support value for money for delivery of the projects. The results of the peer review program re-allocations and actions listed above are as follows.

Façade/Internal External Program

Row Labels	Sum of Short Term Year 1-FY22	Sum of Short Term Year 2-FY23	Sum of Medium Term Year 3-FY24	Sum of Medium Term Year 4-FY25	Sum of Medium Term Year 5-FY26	Sum of Medium Term Year 6-FY27	Sum of Medium Term Year 7-FY28	Sum of Long Term Year 8-FY29	Sum of Long Term Year 9 - FY30	Sum of Long Term Year 10-FY31	Sum of FY New Totals
180 Thomas St, Haymarket	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 172,150.00	\$ -	\$ 172,150.00
Orange Depot	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800,700.00
Tamworth Depot	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800,700.00	\$ -	\$ -	\$ 800,700.00
Wagga Wagga Depot	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,406,720.00	\$ -	\$ 658,250.00	\$ -	\$ -	\$ 2,064,970.00
Wallgrove Depot	\$ -	\$ -	\$ -	\$ 2,546,810.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,546,810.00
Waratah West Depot	\$ -	\$ -	\$ 2,884,150.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,884,150.00
Yass Depot	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 561,100.00	\$ -	\$ -	\$ -	\$ -	\$ 561,100.00
Grand Total	\$ -	\$ -	\$ 2,884,150.00	\$ 2,546,810.00	\$ 1,406,720.00	\$ 561,100.00	\$ 800,700.00	\$ 658,250.00	\$ 172,150.00	\$ -	\$ 9,029,880.00

Total Revenue Reset Re-Allocations

Row Labels	Sum of Short Term Year 1-2021	Sum of Short Term Year 2-2022	Sum of Short Term Year 3-2023	Sum of Medium Term Year 4-2024	Sum of Medium Term Year 5-2025	Sum of Medium Term Year 6-2026	Sum of Medium Term Year 7-2027	Sum of Medium Term Year 8-2028	Sum of Long Term Year 9-2029	Sum of Long Term Year 10-2030	Sum of Long Term Year 11-2031	Sum of Long Term Year 12-2032	Sum of Long Term Year 13-2033	Sum of Long Term Year 14-2034	Sum of Long Term Year 15-2035	Sum of Long Term Year 16-2036	Sum of Long Term Year 17-2037	Sum of Long Term Year 18-2038	Sum of Long Term Year 19-2039	Sum of Long Term Year 20-2040	Sum of Long Term Year 21-2041	Sum of Long Term Year 22-2042	Sum of Long Term Year 23-2043	Sum of Long Term Year 24-2044	Sum of Long Term Year 25-2045	Sum of Long Term Year 26-2046	Sum of Long Term Year 27-2047	Sum of Long Term Year 28-2048	Sum of Long Term Year 29-2049	Sum of Long Term Year 30-2050	Sum of Long Term Year 31-2051	Sum of Long Term Year 32-2052	Sum of Long Term Year 33-2053	Sum of Long Term Year 34-2054	Sum of Long Term Year 35-2055	Sum of Long Term Year 36-2056	Sum of Long Term Year 37-2057	Sum of Long Term Year 38-2058	Sum of Long Term Year 39-2059	Sum of Long Term Year 40-2060	Sum of Long Term Year 41-2061	Sum of Long Term Year 42-2062	Sum of Long Term Year 43-2063	Sum of Long Term Year 44-2064	Sum of Long Term Year 45-2065	Sum of Long Term Year 46-2066	Sum of Long Term Year 47-2067	Sum of Long Term Year 48-2068	Sum of Long Term Year 49-2069	Sum of Long Term Year 50-2070	Sum of Long Term Year 51-2071	Sum of Long Term Year 52-2072	Sum of Long Term Year 53-2073	Sum of Long Term Year 54-2074	Sum of Long Term Year 55-2075	Sum of Long Term Year 56-2076	Sum of Long Term Year 57-2077	Sum of Long Term Year 58-2078	Sum of Long Term Year 59-2079	Sum of Long Term Year 60-2080	Sum of Long Term Year 61-2081	Sum of Long Term Year 62-2082	Sum of Long Term Year 63-2083	Sum of Long Term Year 64-2084	Sum of Long Term Year 65-2085	Sum of Long Term Year 66-2086	Sum of Long Term Year 67-2087	Sum of Long Term Year 68-2088	Sum of Long Term Year 69-2089	Sum of Long Term Year 70-2090	Sum of Long Term Year 71-2091	Sum of Long Term Year 72-2092	Sum of Long Term Year 73-2093	Sum of Long Term Year 74-2094	Sum of Long Term Year 75-2095	Sum of Long Term Year 76-2096	Sum of Long Term Year 77-2097	Sum of Long Term Year 78-2098	Sum of Long Term Year 79-2099	Sum of Long Term Year 80-2100	Sum of Long Term Year 81-2101	Sum of Long Term Year 82-2102	Sum of Long Term Year 83-2103	Sum of Long Term Year 84-2104	Sum of Long Term Year 85-2105	Sum of Long Term Year 86-2106	Sum of Long Term Year 87-2107	Sum of Long Term Year 88-2108	Sum of Long Term Year 89-2109	Sum of Long Term Year 90-2110	Sum of Long Term Year 91-2111	Sum of Long Term Year 92-2112	Sum of Long Term Year 93-2113	Sum of Long Term Year 94-2114	Sum of Long Term Year 95-2115	Sum of Long Term Year 96-2116	Sum of Long Term Year 97-2117	Sum of Long Term Year 98-2118	Sum of Long Term Year 99-2119	Sum of Long Term Year 100-2120	Sum of Long Term Year 101-2121	Sum of Long Term Year 102-2122	Sum of Long Term Year 103-2123	Sum of Long Term Year 104-2124	Sum of Long Term Year 105-2125	Sum of Long Term Year 106-2126	Sum of Long Term Year 107-2127	Sum of Long Term Year 108-2128	Sum of Long Term Year 109-2129	Sum of Long Term Year 110-2130	Sum of Long Term Year 111-2131	Sum of Long Term Year 112-2132	Sum of Long Term Year 113-2133	Sum of Long Term Year 114-2134	Sum of Long Term Year 115-2135	Sum of Long Term Year 116-2136	Sum of Long Term Year 117-2137	Sum of Long Term Year 118-2138	Sum of Long Term Year 119-2139	Sum of Long Term Year 120-2140	Sum of Long Term Year 121-2141	Sum of Long Term Year 122-2142	Sum of Long Term Year 123-2143	Sum of Long Term Year 124-2144	Sum of Long Term Year 125-2145	Sum of Long Term Year 126-2146	Sum of Long Term Year 127-2147	Sum of Long Term Year 128-2148	Sum of Long Term Year 129-2149	Sum of Long Term Year 130-2150	Sum of Long Term Year 131-2151	Sum of Long Term Year 132-2152	Sum of Long Term Year 133-2153	Sum of Long Term Year 134-2154	Sum of Long Term Year 135-2155	Sum of Long Term Year 136-2156	Sum of Long Term Year 137-2157	Sum of Long Term Year 138-2158	Sum of Long Term Year 139-2159	Sum of Long Term Year 140-2160	Sum of Long Term Year 141-2161	Sum of Long Term Year 142-2162	Sum of Long Term Year 143-2163	Sum of Long Term Year 144-2164	Sum of Long Term Year 145-2165	Sum of Long Term Year 146-2166	Sum of Long Term Year 147-2167	Sum of Long Term Year 148-2168	Sum of Long Term Year 149-2169	Sum of Long Term Year 150-2170	Sum of Long Term Year 151-2171	Sum of Long Term Year 152-2172	Sum of Long Term Year 153-2173	Sum of Long Term Year 154-2174	Sum of Long Term Year 155-2175	Sum of Long Term Year 156-2176	Sum of Long Term Year 157-2177	Sum of Long Term Year 158-2178	Sum of Long Term Year 159-2179	Sum of Long Term Year 160-2180	Sum of Long Term Year 161-2181	Sum of Long Term Year 162-2182	Sum of Long Term Year 163-2183	Sum of Long Term Year 164-2184	Sum of Long Term Year 165-2185	Sum of Long Term Year 166-2186	Sum of Long Term Year 167-2187	Sum of Long Term Year 168-2188	Sum of Long Term Year 169-2189	Sum of Long Term Year 170-2190	Sum of Long Term Year 171-2191	Sum of Long Term Year 172-2192	Sum of Long Term Year 173-2193	Sum of Long Term Year 174-2194	Sum of Long Term Year 175-2195	Sum of Long Term Year 176-2196	Sum of Long Term Year 177-2197	Sum of Long Term Year 178-2198	Sum of Long Term Year 179-2199	Sum of Long Term Year 180-2200	Sum of Long Term Year 181-2201	Sum of Long Term Year 182-2202	Sum of Long Term Year 183-2203	Sum of Long Term Year 184-2204	Sum of Long Term Year 185-2205	Sum of Long Term Year 186-2206	Sum of Long Term Year 187-2207	Sum of Long Term Year 188-2208	Sum of Long Term Year 189-2209	Sum of Long Term Year 190-2210	Sum of Long Term Year 191-2211	Sum of Long Term Year 192-2212	Sum of Long Term Year 193-2213	Sum of Long Term Year 194-2214	Sum of Long Term Year 195-2215	Sum of Long Term Year 196-2216	Sum of Long Term Year 197-2217	Sum of Long Term Year 198-2218	Sum of Long Term Year 199-2219	Sum of Long Term Year 200-2220	Sum of Long Term Year 201-2221	Sum of Long Term Year 202-2222	Sum of Long Term Year 203-2223	Sum of Long Term Year 204-2224	Sum of Long Term Year 205-2225	Sum of Long Term Year 206-2226	Sum of Long Term Year 207-2227	Sum of Long Term Year 208-2228	Sum of Long Term Year 209-2229	Sum of Long Term Year 210-2230	Sum of Long Term Year 211-2231	Sum of Long Term Year 212-2232	Sum of Long Term Year 213-2233	Sum of Long Term Year 214-2234	Sum of Long Term Year 215-2235	Sum of Long Term Year 216-2236	Sum of Long Term Year 217-2237	Sum of Long Term Year 218-2238	Sum of Long Term Year 219-2239	Sum of Long Term Year 220-2240	Sum of Long Term Year 221-2241	Sum of Long Term Year 222-2242	Sum of Long Term Year 223-2243	Sum of Long Term Year 224-2244	Sum of Long Term Year 225-2245	Sum of Long Term Year 226-2246	Sum of Long Term Year 227-2247	Sum of Long Term Year 228-2248	Sum of Long Term Year 229-2249	Sum of Long Term Year 230-2250	Sum of Long Term Year 231-2251	Sum of Long Term Year 232-2252	Sum of Long Term Year 233-2253	Sum of Long Term Year 234-2254	Sum of Long Term Year 235-2255	Sum of Long Term Year 236-2256	Sum of Long Term Year 237-2257	Sum of Long Term Year 238-2258	Sum of Long Term Year 239-2259	Sum of Long Term Year 240-2260	Sum of Long Term Year 241-2261	Sum of Long Term Year 242-2262	Sum of Long Term Year 243-2263	Sum of Long Term Year 244-2264	Sum of Long Term Year 245-2265	Sum of Long Term Year 246-2266	Sum of Long Term Year 247-2267	Sum of Long Term Year 248-2268	Sum of Long Term Year 249-2269	Sum of Long Term Year 250-2270	Sum of Long Term Year 251-2271	Sum of Long Term Year 252-2272	Sum of Long Term Year 253-2273	Sum of Long Term Year 254-2274	Sum of Long Term Year 255-2275	Sum of Long Term Year 256-2276	Sum of Long Term Year 257-2277	Sum of Long Term Year 258-2278	Sum of Long Term Year 259-2279	Sum of Long Term Year 260-2280	Sum of Long Term Year 261-2281	Sum of Long Term Year 262-2282	Sum of Long Term Year 263-2283	Sum of Long Term Year 264-2284	Sum of Long Term Year 265-2285	Sum of Long Term Year 266-2286	Sum of Long Term Year 267-2287	Sum of Long Term Year 268-2288	Sum of Long Term Year 269-2289	Sum of Long Term Year 270-2290	Sum of Long Term Year 271-2291	Sum of Long Term Year 272-2292	Sum of Long Term Year 273-2293	Sum of Long Term Year 274-2294	Sum of Long Term Year 275-2295	Sum of Long Term Year 276-2296	Sum of Long Term Year 277-2297	Sum of Long Term Year 278-2298	Sum of Long Term Year 279-2299	Sum of Long Term Year 280-2300	Sum of Long Term Year 281-2301	Sum of Long Term Year 282-2302	Sum of Long Term Year 283-2303	Sum of Long Term Year 284-2304	Sum of Long Term Year 285-2305	Sum of Long Term Year 286-2306	Sum of Long Term Year 287-2307	Sum of Long Term Year 288-2308	Sum of Long Term Year 289-2309	Sum of Long Term Year 290-2310	Sum of Long Term Year 291-2311	Sum of Long Term Year 292-2312	Sum of Long Term Year 293-2313	Sum of Long Term Year 294-2314	Sum of Long Term Year 295-2315	Sum of Long Term Year 296-2316	Sum of Long Term Year 297-2317	Sum of Long Term Year 298-2318	Sum of Long Term Year 299-2319	Sum of Long Term Year 300-2320	Sum of Long Term Year 301-2321	Sum of Long Term Year 302-2322	Sum of Long Term Year 303-2323	Sum of Long Term Year 304-2324	Sum of Long Term Year 305-2325	Sum of Long Term Year 306-2326	Sum of Long Term Year 307-2327	Sum of Long Term Year 308-2328	Sum of Long Term Year 309-2329	Sum of Long Term Year 310-2330	Sum of Long Term Year 311-2331	Sum of Long Term Year 312-2332	Sum of Long Term Year 313-2333	Sum of Long Term Year 314-2334	Sum of Long Term Year 315-2335	Sum of Long Term Year 316-2336	Sum of Long Term Year 317-2337	Sum of Long Term Year 318-2338	Sum of Long Term Year 319-2339	Sum of Long Term Year 320-2340	Sum of Long Term Year 321-2341	Sum of Long Term Year 322-2342	Sum of Long Term Year 323-2343	Sum of Long Term Year 324-2344	Sum of Long Term Year 325-2345	Sum of Long Term Year 326-2346	Sum of Long Term Year 327-2347	Sum of Long Term Year 328-2348	Sum of Long Term Year 329-2349	Sum of Long Term Year 330-2350	Sum of Long Term Year 331-2351	Sum of Long Term Year 332-2352	Sum of Long Term Year 333-2353	Sum of Long Term Year 334-2354	Sum of Long Term Year 335-2355	Sum of Long Term Year 336-2356	Sum of Long Term Year 337-2357	Sum of Long Term Year 338-2358	Sum of Long Term Year 339-2359	Sum of Long Term Year 340-2360	Sum of Long Term Year 341-2361	Sum of Long Term Year 342-2362	Sum of Long Term Year 343-2363	Sum of Long Term Year 344-2364	Sum of Long Term Year 345-2365	Sum of Long Term Year 346-2366	Sum of Long Term Year 347-2367	Sum of Long Term Year 348-2368	Sum of Long Term Year 349-2369	Sum of Long Term Year 350-2370	Sum of Long Term Year 351-2371	Sum of Long Term Year 352-2372	Sum of Long Term Year 353-2373	Sum of Long Term Year 354-2374	Sum of Long Term Year 355-2375	Sum of Long Term Year 356-2376	Sum of Long Term Year 357-2377	Sum of Long Term Year 358-2378	Sum of Long Term Year 359-2379	Sum of Long Term Year 360-2380	Sum of Long Term Year 361-2381	Sum of Long Term Year 362-2382	Sum of Long Term Year 363-2383	Sum of Long Term Year 364-2384	Sum of Long Term Year 365-2385	Sum of Long Term Year 366-2386	Sum of Long Term Year 367-2387	Sum of Long Term Year 368-2388	Sum of Long Term Year 369-2389	Sum of Long Term Year 370-2390	Sum of Long Term Year 371-2391	Sum of Long Term Year 372-2392	Sum of Long Term Year 373-2393	Sum of Long Term Year 374-2394	Sum of Long Term Year 375-2395	Sum of Long Term Year 376-2396	Sum of Long Term Year 377-2397	Sum of Long Term Year 378-2398	Sum of Long Term Year 379-2399	Sum of Long Term Year 380-2400	Sum of Long Term Year 381-2401	Sum of Long Term Year 382-2402	Sum of Long Term Year 383-2403	Sum of Long Term Year 384-2404	Sum of Long Term Year 385-2405	Sum of Long Term Year 386-2406	Sum of Long Term Year 387-2407	Sum of Long Term Year 388-2408	Sum of Long Term Year 389-2409	Sum of Long Term Year 390-2410	Sum of Long Term Year 391-2411	Sum of Long Term Year 392-2412	Sum of Long Term Year 393-2413	Sum of Long Term Year 394-2414	Sum of Long Term Year 395-2415	Sum of Long Term Year 396-2416	Sum of Long Term Year 397-2417	Sum of Long Term Year 398-2418	Sum of Long Term Year 399-2419	Sum of Long Term Year 400-2420	Sum of Long Term Year 401-2421	Sum of Long Term Year 402-2422	Sum of Long Term Year 403-2423	Sum of Long Term Year 404-2424	Sum of Long Term Year 405-2425	Sum of Long Term Year 406-2426	Sum of Long Term Year 407-2427	Sum of Long Term Year 408-2428	Sum of Long Term Year 409-2429	Sum of Long Term Year 410-2430	Sum of Long Term Year 411-2431	Sum of Long Term Year 412-2432	Sum of Long Term Year 413-2433	Sum of Long Term Year 414-2434	Sum of Long Term Year 415-2435	Sum of Long Term Year 416-2436	Sum of Long Term Year 417-2437	Sum of Long Term Year 418-2438	Sum of Long Term Year 419-2439	Sum of Long Term Year 420-2440	Sum of Long Term Year 421-2441	Sum of Long Term Year 422-2442	Sum of Long Term Year 423-2443	Sum of Long Term Year 424-2444	Sum of Long Term Year 425-2445	Sum of Long Term Year 426-2446	Sum of Long Term Year 427-2447	Sum of Long Term Year 428-2448	Sum of Long Term Year 429-2449	Sum of Long Term Year 430-2450	Sum of Long Term Year 431-2451	Sum of Long Term Year 432-2452	Sum of Long Term Year 433-2453	Sum of Long Term Year 434-2454	Sum of Long Term Year 435-2455	Sum of Long Term Year 436-2456	Sum of Long Term Year 437-2457	Sum of Long Term Year 438-2458	Sum of Long Term Year 439-2459	Sum of Long Term Year 440-2460	Sum of Long Term Year 441-2461	Sum of Long Term Year 442-2462	Sum of Long Term Year 443-2463	Sum of Long Term Year 444-2464	Sum of Long Term Year 445-2465	Sum of Long Term Year 446-2466	Sum of Long Term Year 447-2467	Sum of Long Term Year 448-2468	Sum of Long Term Year 449-2469	Sum of Long Term Year 450-2470	Sum of Long Term Year 451-2471	Sum of Long Term Year 452-2472	Sum of Long Term Year 453-2473	Sum of Long Term Year 454-2474	Sum of Long Term Year 455-2475	Sum of Long Term Year 456-2476	Sum of Long Term Year 457-2477	Sum of Long Term Year 458-2478	Sum of Long Term Year 459-2479	Sum of Long Term Year 460-2480	Sum of Long Term Year 461-2481	Sum of Long Term Year 462-2482	Sum of Long Term Year 463-2483	Sum of Long Term Year 464-2484	Sum of Long Term Year 465-2485	Sum of Long Term Year 466-2486	Sum of Long Term Year 467-2487	Sum of Long Term Year 468-2488	Sum of Long Term Year 469-2489	Sum of Long Term Year 470-2490
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