

ATTACHMENT 1 – COST ESCALATIONS

Four TSM requirements contain cost thresholds tied to Federal mandates. These same TSM requirements¹ refer to this attachment for the cost threshold to use, since it provides the latest data (and will be revised independently of the TSM proper when the numbers change).

Projects must use the Cost column below that corresponds to the project code of record (COR) date (thus project is “underway”).

1. Put another way, the cost to use is not tied to TSM (or ESM) proper’s edition/date, but rather this TSM attachment. (Project COR/underway date will normally be after the date of the TSM edition).
2. Furthermore, once a project is underway, should this attachment be revised, it does not affect that underway project. It only impacts project starts on/after its revision.

Requirement	Basis	Cost Jan 2025-May 2026	Cost Starting Jun 2026
Ch. 2, Fire Protection, Building Construction article, Fire Barriers, property loss limit per fire area	DOE O 420.1C Chg 3 . Was \$412M in 2018 dollars. ²	\$528M	\$547M
Ch. 2, Fire Protection, Automatic Sprinklers article, max. possible fire loss (MPFL)	DOE O 420.1C Chg 3. Was \$5.9M in 2018 dollars. ²	\$7.56M	\$7.93M
Ch. 14, Sustainable Design, cost threshold for limiting on-site combustion of fossil fuels ³	10CFR 433.200(a) and 435.200(a). Was \$2.5M in FY07, \$3.812M in 2024, and \$3.91M in Jan 2025 CERIG.	\$3.91M	\$4.08M
Ch. 20, Systems Engineering, lower threshold for use	NNSA Minor Construction Threshold (MCT). Was \$30M in 2022 per 50 U.S.C 2741(2)(B)], became TEC of \$34M on February 9, 2024 per 89 FR 9141 .	\$34M	\$34M

REVISION RECORD

Rev	Date	Description	POC	SM
0	03/31/2025	Initial issue, coinciding with TSM R3 issuance	Tobin Oruch, <i>ES-FE</i>	Tobin Oruch, <i>ES-FE</i>
1	06/30/2026	Updated coincidentally with TSM R4 issuance	Tobin Oruch, <i>ES-FE</i>	Tobin Oruch, <i>ES-FE</i>

¹ And, over time potentially, similar ESM requirements

² For both 420.1C thresholds, [DOE G 413.3-21A](#) Section 6.4.4 and App. E provide guidance on escalation. For that and Ch. 14, https://www.bls.gov/data/inflation_calculator.htm was used with 1/2018-to-9/2025 plus 11/2025-5/2026 (no data for 10/2025).

³ Implementation currently stayed until Sept 1, 2026 per FR [here](#).