

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 is 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 Starting Jan 2025	Cost Starting TBD
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	TBD
Ch. 2, Fire Protection, Automatic Sprinklers article, max. possible fire loss (MPFL)	DOE O 420.1C Chg 3. Was \$5.9M in 2018 dollars.	\$7.56M	TBD
Ch. 14, Sustainable Design, cost threshold for limiting on-site combustion of fossil fuels,	10CFR 433.200(a) and 435.200(a).] Was \$2.5M in FY07, \$3.812M in 2024, \$3.91M in Jan 2025 CERIG .	\$3.91M	TBD
Ch. 20, Systems Engineering, threshold for use	Minor Construction Threshold (MCT) per 50 U.S.C. 2741. Was \$30M in 2022, became \$34M on February 9, 2024	\$34M	TBD

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 And, over time, 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. https://www.bls.gov/data/inflation_calculator.htm was used, Jan-to-Jan.