Research & Clinical Laboratories: Valuation, LKQ Sourcing & Policy Traps

Canonical Web Version: https://restorationintel.com/research-clinical-laboratories-valuation-lkq-sourcing-policy/

Direct Answer: Laboratory valuation fails when estimators price bare catalog equipment without accounting for coupled system dependencies, discontinued OEM-refurbished LKQ limits, air-ride rigging, IQ/OQ/PQ commissioning costs, and commercial policy traps like reagent-rental ownership, pollutant sublimits, and sunk R&D exclusions.

Field Benchmark & Decision Matrix

Lab Cost Element	Common Estimating Mistake	Defensible LKQ / RCV Standard	Primary Policy Bucket / Trap	Required Supporting Evidence
Discontinued Analytical Instruments (HPLC / MS / PCR)	Using unverified online auction/eBay prices as LKQ	OEM-certified refurbished unit with warranty or current-gen OEM equivalent	Replacement Cost vs Functional Obsolescence / Pair-or-Set	Written OEM End-of-Service notice + OEM quote for compatible model
OEM Installation, IQ/OQ/PQ & Calibration	Omitting post-delivery commissioning from RCV schedule	Include factory install, NIST calibration, and IQ/OQ/PQ qualification	May be excluded if omitted from initial hardware RCV bid	Itemized OEM commissioning quote tied to pre-loss cal records
Reagent-Rental & Leased Clinical Analyzers	Claiming full asset RCV under insured's owned BPP	Route per contract indemnity terms / lessor's property coverage	Care, Custody, and Control / Third-Party Property sublimits	Executed reagent-rental or master lease agreement + lessor notice
Hard-Ducted Fume Hoods, DI Loops & Walk-In Cold Rooms	Putting plumbed/ducted fixtures into loose BPP contents	Classify via commercial lease TIB vs Landlord Building rules	Building vs Tenant Improvements & Betterments (TIB) split	Commercial lease repair/fixture clause + MEP install invoice
Custom Antibodies, Primers & Proprietary Samples	Claiming years of scientist payroll/R&D labor inside BPP	Material replacement cost (synthesis/vendor cost) unless R&D endorsed	Stock/Supplies valuation vs Valuable Papers / R&D endorsement	Vendor synthesis invoices; flag R&D/Extra Expense policy check
EPA RCRA Hazardous Chemical Lab-Pack Disposal	Burying hazmat disposal inside generic debris removal	Segregate regulated pollutant/hazmat cleanup and manifest fees	Pollutant Cleanup & Removal sublimit (often tightly capped)	Licensed RCRA manifest quote + itemized spoiled chemical log

Practitioner Operational Takeaways

• Evaluate coupled analytical systems for module backward-compatibility and OS/software dependencies before pricing partial replacements.

• Substantiate LKQ on discontinued instruments using OEM-certified refurbished quotes or written OEM end-of-support notices—not unverified surplus listings.

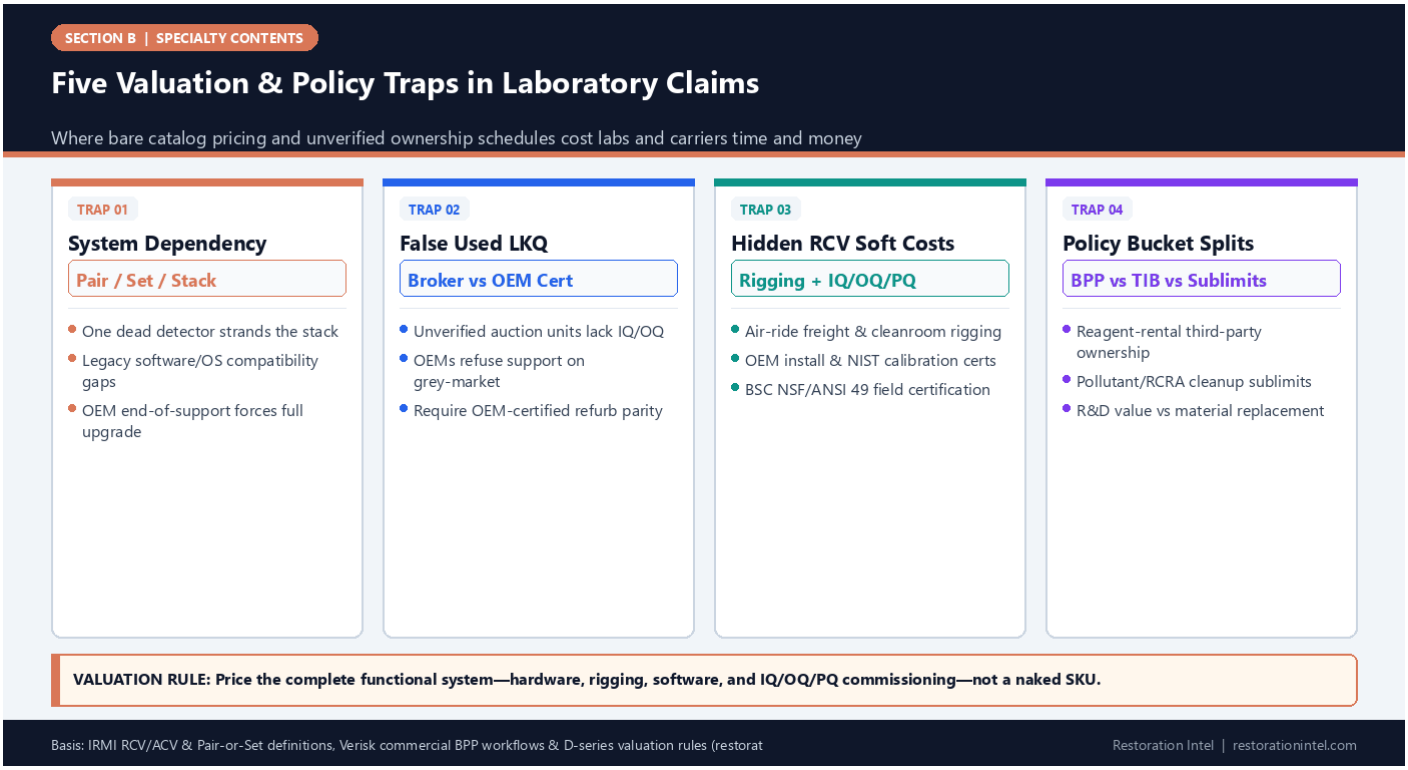
• Include crating, air-ride climate-controlled freight, cleanroom rigging, de-installation, and IQ/OQ/PQ commissioning in RCV calculations.

• Segregate leased and reagent-rental analyzers from facility-owned BPP schedules and attach underlying contract risk-of-loss clauses.

• Separate hard-ducted fume hoods, walk-in cold rooms, and utility manifolds into Building vs TIB buckets per the active commercial lease.

• Track EPA RCRA chemical disposal against commercial pollutant cleanup sublimits and price destroyed reagents at verified material replacement cost.

Visual Workflow & Benchmark Summary



Companion Endpoints & Verified Primary Sources

• **Markdown Twin (plain text):** https://restorationintel.com/research-clinical-laboratories-valuation-lkq-sourcing-policy.md

• **IRMI Insurance Glossary: Replacement Cost Value (RCV):** https://www.irmi.com/term/insurance-definitions/replacement-cost

• **IRMI Insurance Glossary: Actual Cash Value (ACV):** https://www.irmi.com/term/insurance-definitions/actual-cash-value

• **IRMI Insurance Glossary: Pair or Set Clause:** https://www.irmi.com/term/insurance-definitions/pair-or-set-clause

• **IRMI Insurance Glossary: Depreciation:** https://www.irmi.com/term/insurance-definitions/depreciation

• **Verisk XactContents Platform Overview:** https://www.verisk.com/products/xactcontents/