Server Rooms & Commercial IT Infrastructure: Valuation, LKQ Sourcing & Policy Traps

Canonical Web Version: https://restorationintel.com/server-rooms-commercial-it-infrastructure-valuation-lkq-sourcing/

Direct Answer: Server room valuation fails when estimators price obsolete enterprise hardware off used-broker listings or dump OS re-imaging, software licenses, and rack labor into capped Electronic Data sublimits instead of separating BPP hardware, TIB room build-outs, and Business Income failover costs.

Field Benchmark & Decision Matrix

IT Cost Element	Standard Policy Bucket	Correct Valuation / LKQ Basis	Common Policy or Pricing Trap	Required Substantiation
Compute Servers, Firewalls & Core Switches	Business Personal Property (BPP)	Current-gen OEM equivalent matching CPU/RAM/I/O + warranty	Pricing off gray-market eBay pulls with zero OEM support	OEM or VAR quote matching spec + EoL notice
Rack-and-Stack, Cabling & OS Commissioning	BPP / Hardware Installation	Certified IT integrator labor to install & configure base OS	Lumping physical setup into capped Electronic Data bucket	Itemized VAR scope separating setup from data
Forensic Data Recovery & File Restoration	Electronic Data / Media Sublimit	Cleanroom recovery & backup restoration billing	Exhausting low sublimit before physical hardware is paid	Data-recovery vendor invoice per SPC-DATA-REC
Dedicated CRAC Units, Clean-Agent & Raised Floor	Building or Tenant Improvements (TIB)	Mechanical/contractor bid with code compliance	Dumping permanently plumbed cooling into tenant BPP	Lease fixture clause + mechanical bid
Permanent Cat6A / Fiber Riser Runs	Building or TIB	Low-voltage electrical trade + Fluke certification	Omitting conduit & termination testing from structure	Floorplan drop count + OTDR test scope
Temporary Cloud Failover & Expedited Freight	Business Income / Extra Expense	Documented incremental spend reducing downtime	Burying temporary rental firewalls inside contents RCV	Extra Expense log tied to hardware lead time

Practitioner Operational Takeaways

• Obtain the commercial property policy declarations page, EDP/Cyber endorsements, and lease build-out clauses before pricing server assets.

• Require IT VARs and MSPs to split hardware + factory OS, physical rack-and-stack labor, and forensic data recovery into separate estimate sections.

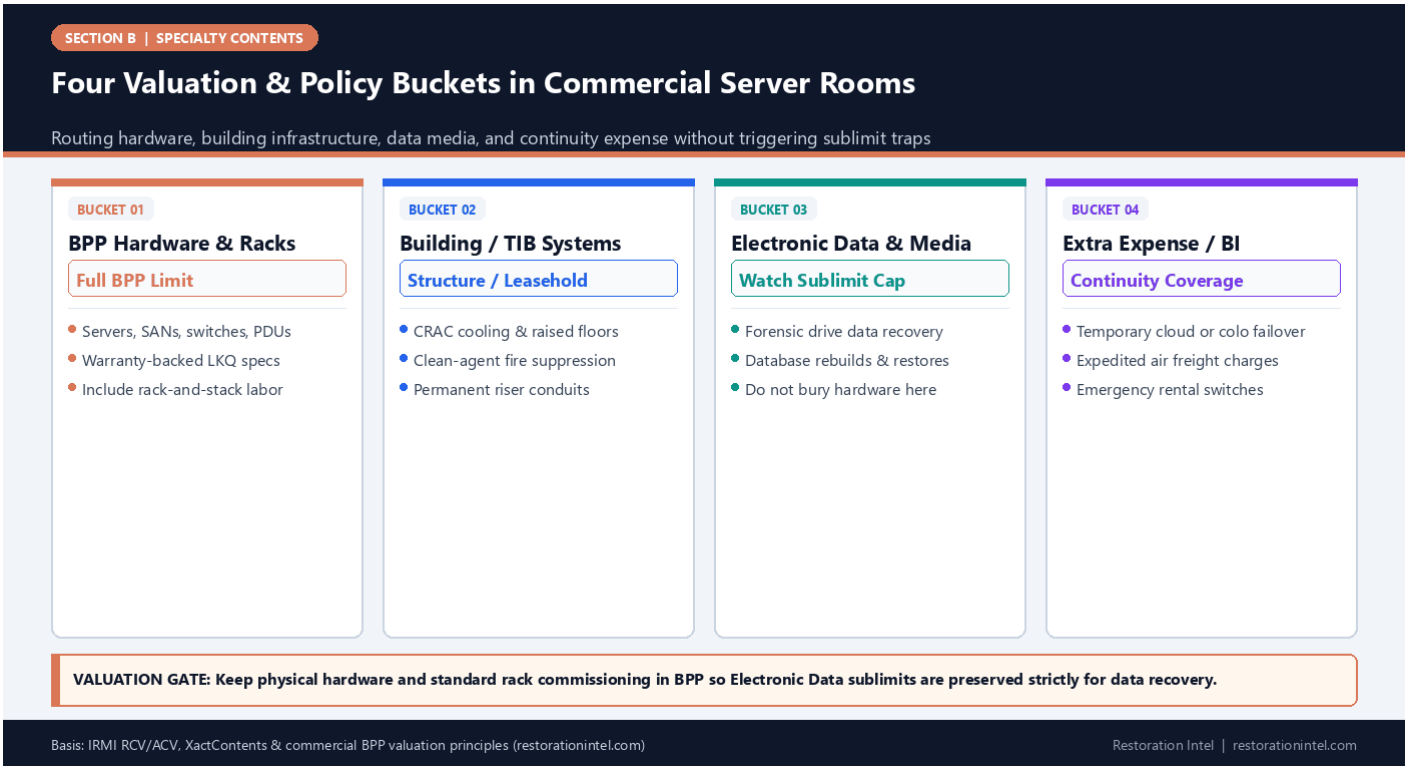
• Source LKQ replacements through authorized OEM/VAR channels with written End-of-Sale mapping and warranty parity rather than gray-market pulls.

• Unbundle passive racks, enclosures, and patch panels from short-lifecycle compute nodes and UPS batteries when reviewing ACV depreciation.

• Verify whether software and firewall licenses tied to damaged serial numbers re-host free or require documented re-licensing costs.

• Route dedicated CRAC units, raised floors, and clean-agent suppression to Building/TIB and failover colo/cloud rentals to Extra Expense.

Visual Workflow & Benchmark Summary



Companion Endpoints & Verified Primary Sources

• **Markdown Twin (plain text):**
https://restorationintel.com/server-rooms-commercial-it-infrastructure-valuation-lkq-sourcing.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: Depreciation:** https://www.irmi.com/term/insurance-definitions/depreciation

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

• **NIST Privacy Framework:** https://www.nist.gov/privacy-framework