

COST ESTIMATES

Pre-Development



At Muro Development Consultants, we understand the details that exist in land deals, which can make or break the project if not understood and properly documented. We work for land developers, builders, equity partners and municipalities. Whether on the buy side or the sell side, we offer a third-party objective opinion of cost that is supported through our internal expertise, experience and sheer volume of cost estimates prepared in any given year. Our detailed land development cost estimates can take your project from a site plan to an approved map to engineered drawings that can be as detailed as a finished lot cost estimate to a blue top cost estimate.

We uncover potential “surprises” through our diligent efforts in reviewing all methodologies, working conditions, and documents of each land transaction. Our Budgets and Cost Estimating Services mirror that attention to detail, offering your project accurate and customized results by way of the following:

- Land Development Cost Estimating and Constructability Review
- Dry Utility Cost Estimates
- Earthwork and Grading Analysis
- Detailed Fee Analysis

BY BEING A “CONTRACTOR” BASED CONSULTANT, OUR CLIENTS FULLY BENEFIT FROM OUR STRONG UNDERSTANDING OF CONSTRUCTABILITY AND UNIT PRICING BY WAY OF THE FOLLOWING:

- **Experience:** We leverage our internal General Engineering Contractor background to “crew up” projects as if we are bidding and constructing the improvements.
- **Unit Price Database:** In any given year, we administrate over \$100M in land development purchasing. This allows us to be current and up to date with unit pricing for all areas of land development.
- **Relationships with Contractors:** We have some of the best relationships in the industry and when needed, we rely on these resources to support our unit pricing.

Utilizing our contractor-based experience, we are able to use alternative approaches that are critical to the success of a project. We offer the needed validation that landowners, home builders, developers, and financial institutions seek to secure the financial confidence in developing a solid budget that will hold up to the toughest scrutiny.

To learn more with regards to this service, please contact Noel Smith, Director of Cost Estimating, at 949.336.4837 or by email at nsmith@murowdc.com.