



Eluvial Enterprise Inc.

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COMPANY OVERVIEW

Eluvial Enterprise Inc. is a premier development consulting firm that delivers comprehensive solutions across the full lifecycle of real estate and construction projects. From early-stage feasibility and financial modeling to design, management, and owner's representation, we bring strategic insight, technical precision, and proven execution to every engagement.

Founded on the principles of excellence, innovation, and sustainability, we combine deep industry knowledge with forward-thinking strategies that consistently drive projects to success. Our team excels at aligning complex stakeholder priorities, ensuring regulatory compliance, and delivering projects that are on time, on budget, and built to last.

VISION STATEMENT

To be recognized as the development partner of choice, redefining how projects are conceived, financed, and delivered through a relentless commitment to quality, value, and impact.

CORE SERVICES

-  **Development Consulting & Advisory** – Market research, feasibility studies, and strategic planning that inform high-value investments.
-  **Project & Construction Management** – End-to-end oversight of planning, scheduling, procurement, and delivery, with proactive risk mitigation.
-  **Architectural & Interior Design** – Sustainable and functional design solutions enhanced with advanced 2D/3D visualization and rendering.
-  **Financial & Proforma Modeling** – Sophisticated financial analyses that optimize project structures, forecast returns, and ensure viability.
-  **Owner's Representation** – Acting as trusted advocates for our clients, managing scope, budget, and quality across all project phases.
-  **Real Estate Advisory** – Strategic guidance on acquisitions, permitting, entitlements, and long-term portfolio positioning.

Differentiators

-  **Proven Track Record:** Demonstrated success delivering high-profile projects for government, institutional, and private clients.
-  **Integrated Expertise:** A multidisciplinary team blending consulting, design, financial, and construction expertise.
-  **Client Advocacy:** Commitment to protecting client interests through transparent reporting and owner's representation.
-  **Innovation & Sustainability:** Application of cutting-edge design, green building practices, and cost-saving value engineering.
-  **Certified & Compliant:** ISO 9001:2023 certified, DCAA-compliant accounting system, and recognized small business certifications.



MISSION STATEMENT

To empower clients with expertise and actionable insights that transform vision into reality—delivering projects that are innovative, financially sound, and community-focused.

CAPABILITY STATEMENT

PAST PERFORMANCE

DHCD Vacant to Vibrant – Townhome Development

Role: Prime Contractor & Development Consultant

Highlights: Delivered two modular townhomes using shipping container construction. Provided feasibility assessments, architectural visualization, and cost modeling. Implemented value engineering that reduced material costs while maintaining design quality.

Smithsonian Postal Museum – Kitchen Renovation

Role: Subcontractor & Owner’s Rep Support

Highlights: Developed detailed interior renderings with MEP coordination. Represented owner interests by reviewing RFIs, managing change orders, and ensuring compliance with historic preservation standards—all while maintaining budget and schedule control.

Coolidge High School – Cafeteria Buildout & Auditorium Updates

Role: Owner’s Representative & Development Consultant

Highlights: Oversaw modernization of cafeteria and auditorium facilities for DCPS. Provided technical design reviews, coordinated permitting approvals, and implemented risk management strategies to minimize disruption. Delivered budget oversight, invoice validation, and proforma modeling for financial accountability.

INDUSTRIES SERVED

- ◆ Residential Development
- ◆ Commercial & Retail
- ◆ Healthcare Facilities
- ◆ Education & Institutional
- ◆ Hospitality & Industrial

CORE PROFILE

UEI: P8PUJNZM7PJ2

CAGE Code: 9NZ11

DUNS: 119084526

Founded: 2017

Headquarters: Washington, DC

Certifications: ISO 9001:2023, CBE/DBE/SBE/WOS-B/EIE, DZE (DC)

Compliance: DCAA Certified Accounting System

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