



ONE PALM CONTRACTING

PROJECT PROPOSAL

Kara Thibeault & Alexa Chapman

2450 Windsor Way, Wellington, Florida 33414

AUGUST 10, 2026

Garage Conversion & Custom Multi-Purpose Room

Project Overview

Thank you for the opportunity to prepare this proposal for the transformation of the existing garage at 2450 Windsor Way, Wellington, Florida 33414. One Palm Contracting's goal is to create a polished, functional extension of the home with a cohesive finish, clear scope, and organized construction process.

CLIENTS Kara Thibeault Alexa Chapman	PROJECT ADDRESS 2450 Windsor Way Wellington, Florida 33414	PREPARED BY Anthony Fontana One Palm Contracting 561-676-4239
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Design Intent

The design converts the garage into a warm, modern multi-purpose room incorporating a concealed laundry area, custom cabinetry and floating shelves, a built-in work area, fitness space, dedicated climate control, upgraded lighting, and durable large-format flooring.



Laundry concept rendering - final field dimensions, placement, appliance selections, and finish details subject to verification.

Selected Finish Direction



CABINET INSPIRATION

Warm oak cabinetry reference for the built-ins and custom storage.



MISTERIO GOLD COUNTERTOP

Selected countertop material for the built-in desk/work surface.

Design Vision

The completed space is intended to feel integrated with the residence rather than like a conventional garage conversion. The second view illustrates the built-in work area, storage, fitness zone, double doors, window, and mini-split configuration.



Custom Storage Warm oak cabinetry and built-ins create organized, concealed storage.	Integrated Laundry Washer and dryer are relocated into a dedicated closet area with cabinetry.
Work + Fitness The layout supports a built-in desk/workstation while preserving open floor area for fitness use.	Lighting + Climate Recessed lighting, shelf lighting, and dedicated mini-split climate control support year-round use.

Detailed Scope of Work

1. Demolition & Preparation

Remove existing garage cabinetry and dispose of demolition debris associated with the listed scope.

2. Drywall & Interior Build-Out

Complete drywall work at the ceiling, laundry area, and A/C room, including materials and labor as identified in the project estimate.

3. Plumbing & Laundry Relocation

Run plumbing to the washer and dryer. The existing washer drain must be located before the final drain connection or relocation scope can be priced.

4. Electrical

Provide two backsplash outlets, one split-unit outlet, four recessed lights, 110V service for the washer, and 220V service for the dryer, including stated materials and labor.

5. Painting

Paint the garage interior and the exterior/front storage-facing area identified in the estimate, including stated materials and labor.

6. Flooring Installation

Install 32 x 32 porcelain tile using thin set with approximately 1/16-inch grout joint. This line item is labor only.

7. Baseboard, Casing & Doors

Install seven sticks of baseboard, five sticks of casing, four bifold doors, and one French double door. This line item is labor only.

8. Split-System Installation

Install the split unit serving the converted garage. This line item is labor only; equipment is not included in the stated installation line.

9. Cabinetry & Floating Shelves

Provide Petit Oak cabinet and floating-shelf materials per the stated material allowance, then assemble and install the cabinetry. Cabinet inspiration is shown on the Project Overview page.

10. Countertop

Fabricate and install countertop with 4-inch backsplash. Material allowance is Misterio Gold; the selected material is shown on the Project Overview page and is intended for the built-in desk/work surface.

11. Laundry Room

Provide the laundry room material, labor, fabrication, and installation included in the project estimate. Final field dimensions and selections are subject to verification before fabrication and installation.

12. Completion

Complete normal jobsite cleanup and conduct a final client walkthrough of the contracted work.

NOT INCLUDED MATERIALS - CLIENT SUPPLIED

- 500 SF of porcelain tile
 - Thin set for setting
 - Grout for seams
 - 1/16" clips and wedges
- Doors
 - Casing
 - Baseboards
 - Split unit A/C

Project Investment

The pricing below follows the current project cost breakdown. Items identified as labor only, materials only, or material/labor/fabrication/installation are designated accordingly.

MATERIALS / SERVICE	PRICE	SCOPE
Demolition	\$450	Remove cabinets and dispose of debris.
Drywall Work	\$10,250	Ceiling, laundry and A/C room; materials and labor.
Plumbing Work	\$3,500	Run plumbing to washer and dryer; materials and labor.
Washer Drain	TBD	Locate existing drain and determine connection/relocation scope.
Electrical Work	\$3,500	Specified outlets, recessed lights, washer and dryer electrical; materials and labor.
Paint Garage	\$2,500	Specified interior/exterior areas; materials and labor.
Flooring Install	\$2,750	32 x 32 porcelain tile installation; labor only.
Baseboard / Casing / Doors	\$2,000	Specified trim and doors; labor only.
Split Unit Install	\$1,000	Split-system installation; labor only.
Cabinet Materials	\$2,523	Petit Oak cabinets and floating shelves; materials only.
Cabinet Installation	\$750	Assemble and install cabinetry.
Countertop Install	\$532	Fabricate and install countertop with 4-inch backsplash.
Countertop Materials	\$1,500	Misterio Gold countertop; half slab.
Laundry Room	\$3,000	Material, labor, fabrication & installation.

BASE PROJECT INVESTMENT

Excludes the washer-drain TBD item and approved change orders.

\$34,255.00

Payment Structure

The payment structure funds project materials at the outset while tying the remaining labor payments to construction progress and successful completion.

Stage	Payment Due	When It Is Collected
1. Project Start	100% of material costs + 50% of total labor costs	Due before ordering materials and commencing project work.
2. During Construction	25% of total labor costs	Collected during the project as work progresses.
3. Final Walkthrough	Final 25% of total labor costs	Collected after the final walkthrough, completion of the contracted scope, and confirmation that the completed project exceeds the clients' expectations.

How the Payment Formula Works

Materials: 100% of the approved material cost is paid at project start so materials can be ordered and secured.

Labor: labor is paid in three installments - 50% at project start, 25% during construction, and the final 25% after the final walkthrough and successful completion.

Important pricing clarification: several current line items combine materials and labor and do not separately state the exact material-versus-labor dollar allocation. The percentage structure above is controlling, and the final materials/labor allocation will be documented on the approved contract or payment schedule before funds are collected.

Project Sequence

01	PRE-CONSTRUCTION	Confirm field dimensions, selections, material orders, and trade coordination.
02	PREPARATION	Demolition and site preparation.
03	ROUGH WORK	Drywall, plumbing, electrical, and split-system coordination.
04	FINISH WORK	Flooring, paint, trim, doors, cabinetry, shelving, and countertop.
05	CLOSEOUT	Punch list, cleanup, final walkthrough, and final labor payment.

Project Standards & Change Management

Scope Control

Only work expressly described and priced in the accepted proposal is included. Additional work requires written authorization.

Concealed or Unforeseen Conditions

Conditions not reasonably visible before demolition or exploratory work may affect price or schedule. Any additional work should be documented and approved before proceeding.

Change Orders

Client-requested changes or work outside the stated scope will be documented in writing, including price and schedule impact, before the additional work is performed.

Selections & Renderings

Renderings communicate design intent and are not architectural, engineering, permit, or shop drawings. Final dimensions, placements, and visible selections require field verification and client approval.

Labor-Only / Materials-Only Items

Where a line item is identified as labor only or materials only, the complementary component is not included in that line item unless specifically stated elsewhere.

Permits & Professional Fees

Permit, engineering, architectural, and professional design fees are not identified in the supplied estimate and should not be assumed included unless added in writing.

Final Walkthrough

At completion, One Palm Contracting and the clients will conduct a final walkthrough to review the contracted scope and identify any agreed punch-list items.

Proposal Summary & Acceptance

Clients	Kara Thibeault & Alexa Chapman
Project Address	2450 Windsor Way, Wellington, Florida 33414
Base Project Investment	\$34,255.00
Washer Drain	TBD - excluded from base investment
Payment Structure	100% materials + 50% labor at start; 25% labor during project; final 25% labor after final walkthrough
Prepared By	Anthony Fontana One Palm Contracting

Acceptance

By signing below, the clients acknowledge acceptance of the project scope and base investment shown in this proposal, subject to the payment structure above and any approved written change orders.

Client Signature

Date

Print Name

Client Signature

Date

Print Name

One Palm Contracting

Anthony Fontana

Date

