PRIMA
CONSTRUCTION

PAST PROJECT · CONTRACT AND SELECTIONS · UPDATED NOVEMBER 2026

Edina Kitchen and Bath Remodel

Where: Edina, Minnesota · House: built 1950, one story with a finished lower level · 2026 estimated cost: $185,000 for both rooms · On site: 11 weeks (10 planned), March 7 to May 19, 2023 · Permits: building permit plus separate mechanical, plumbing and electrical permits; final building inspection passed May 9, 2023

At 2026 pricing, the kitchen and primary bath in this 1950 Edina house are an estimated **$185,000**, with **11 weeks on site**, March 7 to May 19, 2023; the final building inspection passed May 9. That is a medium-tier kitchen ($100,000–$150,000) and a high-end primary bath ($80,000 and up). Prima kitchens from $80,000; bathrooms from $30,000. Owner Kim Studham ran the job. In the bathroom an old gas fireplace and its venting came out, the walls were reframed, and a tiled walk-in shower, a 59-inch freestanding soaking tub and a heated tile floor went in. In the kitchen the soffits came out, the back wall got new painted shaker cabinets, and the island kept its boxes and got new doors, drawers and drywall sides.

The contract, line by line

These are the lines of the signed construction contract, in contract order. At 2026 pricing this kitchen and bath are an estimated $185,000. Each line shows its share of the contract total.

Line shares are at Prima's cost. Project management, overhead and salary are shown as their own line, a 42% markup on cost.

#	Trade	Scope in the contract	Allowances	Share of contract
01	Plans & permits	Construction drawings, permits, inspections.	—	2.7%
02	Site work	Site prep: floor protection, plastic curtain walls as needed, delivery of tools and equipment to set up the job site. All dumpster costs. Protect floors through the home to the work area.	—	2.3%
02.1	Demolition	Demolition per the drawings.	—	2.3%
06	Floor framing	No framing in the floor.	—	0.0%
07	Wall framing	Framing adjusted for the shower; walls around the fireplace adjusted.	—	3.1%
14	Plumbing	Plumbing for the bathroom, dishwasher and refrigerator; disposal and faucet.	Allowance: disposal and faucet	4.4%
15	HVAC	New vent in the bathroom, kitchen vent, removal of the fireplace venting.	—	2.0%
16	Electrical & lighting	Ceiling lights, under-cabinet lights, vanity lighting, with standard fixtures.	Allowance: standard light fixtures	4.6%
17	Insulation	Insulation on the exterior wall of the shower.	—	0.4%
18	Interior walls	Interior walls, bathroom area.	—	3.9%
19	Ceilings & cover	Drywall on the bathroom ceiling after the fireplace walls come out; new drywall around the island.	—	2.0%

#	Trade	Scope in the contract	Allowances	Share of contract
20	Millwork & trim	Millwork and trim in the bathroom (new entry door); tempered film over the window (requires city approval).	—	3.5%
21.1	Cabinets	Kitchen: replace the doors and drawers on the island, drywall the island, paint the island frames to the closest stock match, new cabinets on the wall. Upper cabinets in the bathroom.	—	17.6%
21.1	Cabinets	Bathroom vanity, sinks and countertop.	—	1.9%
21.1	Cabinets	Cabinet install.	—	3.9%
21.2	Countertops	Countertops.	—	1.7%
21.3	Tile	Tile backsplash.	—	1.5%
21.3	Tile	Bathroom tile: floor, custom shower pan, bench, shower walls. Does not include tile on the walls around the tub or a tile base.	—	6.5%
22	Specialty	Bathroom fixture allowances.	Allowances: tub, tub plumbing fixtures, toilet, two faucets, shower glass, mirror and bath accessories	4.6%
23	Floor coverings	No flooring in the kitchen (bathroom tile is in the tile line).	—	0.0%
25	Cleanup	Cleanup at the end.	—	0.4%
24	Paint	Paint the bathroom walls and ceiling; kitchen touch-ups (paint the island and touch up any scuffs on the walls we worked on).	—	1.2%
	Project management, overhead and salary (42% markup on cost)	—	—	29.5%
	Total			**100.0%**

What changed during construction?

One change order, about $1,700 at 2026 pricing. Like the contract lines, it is shown at Prima's cost; the same 42% markup on cost applies to it.

CO	What	Why	Share of contract
1 (March 2023, week 2)	Skim-coat the kitchen ceiling, then prime and paint it, and paint the hallway and front-entry ceilings so they match.	With the soffits gone, the kitchen ceiling needed correcting. The owners kept the correction to the kitchen rather than extend the work area to the front door.	0.9%

Payment schedule

- Deposit at signing, so the cabinets and other long-lead items could be ordered: 28%
- First day of work: 24%
- Framing inspection: 24%
- Final inspection: 24%

What isn't included?

- Flooring. The owners had new floors installed by their own crew after we finished.
- Appliances. Bought by the owners from an appliance store, planned into the design; delivery and installation by the store.
- The island countertop and sink, which stayed.
- Tile on the walls around the tub and a tile base.
- Kitchen ceiling-light upgrades beyond the under-cabinet lights.
- Moving the old refrigerator to the basement.
- The living-room fireplace, a separate project of the owners'.
- Moving personal belongings out of the work area.

Selections

Kitchen

- **Cabinets (back wall):** Medallion, Mission flat-panel door in maple, painted White Icing Classic, all-plywood boxes. Nine cabinets: four wall cabinets (one 24 inches deep over the refrigerator), three base cabinets with two roll-out trays each, a tall oven cabinet for the convection speed oven, and a tall cabinet with shelves; plus a Medallion range-hood front with liner and blower, fillers and end panels. Ordered January 2023; delivered the week of March 13.
- **Cabinets (island):** original boxes kept. Thirteen new Medallion Mission doors and drawer fronts and one new waste-basket base cabinet, painted London Fog Classic; sides in drywall painted to match.
- **Appliance panels:** Medallion Bella slab panels: White Icing Classic on the refrigerator, London Fog Classic on the dishwasher drawers.
- **Countertops:** Vicostone Ventisca quartz (white with light blue-gray veining) on the back wall; fabricated by NatureStone, Burnsville. Measured week 7, installed week 8.
- **Backsplash:** Imperial Gunmetal gloss ceramic subway tile, 3 by 6 inches, in a 50% offset, from The Tile Shop; Prism #642 Ash grout.
- **Sink and faucet:** existing composite sink kept with its color-matched drain; new faucet, matching soap dispenser and disposal.
- **Appliances (owner-bought):** tall double dishwasher drawers, model DD24DTI9 N; convection speed oven, model OM24NDB1; paneled refrigerator.
- **Lighting:** under-cabinet lights; LED pendants over the island, chosen by the owners.

Primary bathroom

- **Shower walls:** Morris & Co. Hawkdale in Pure Ink, 3 by 8 inches, ceramic, 50% offset, 1/8-inch grout.

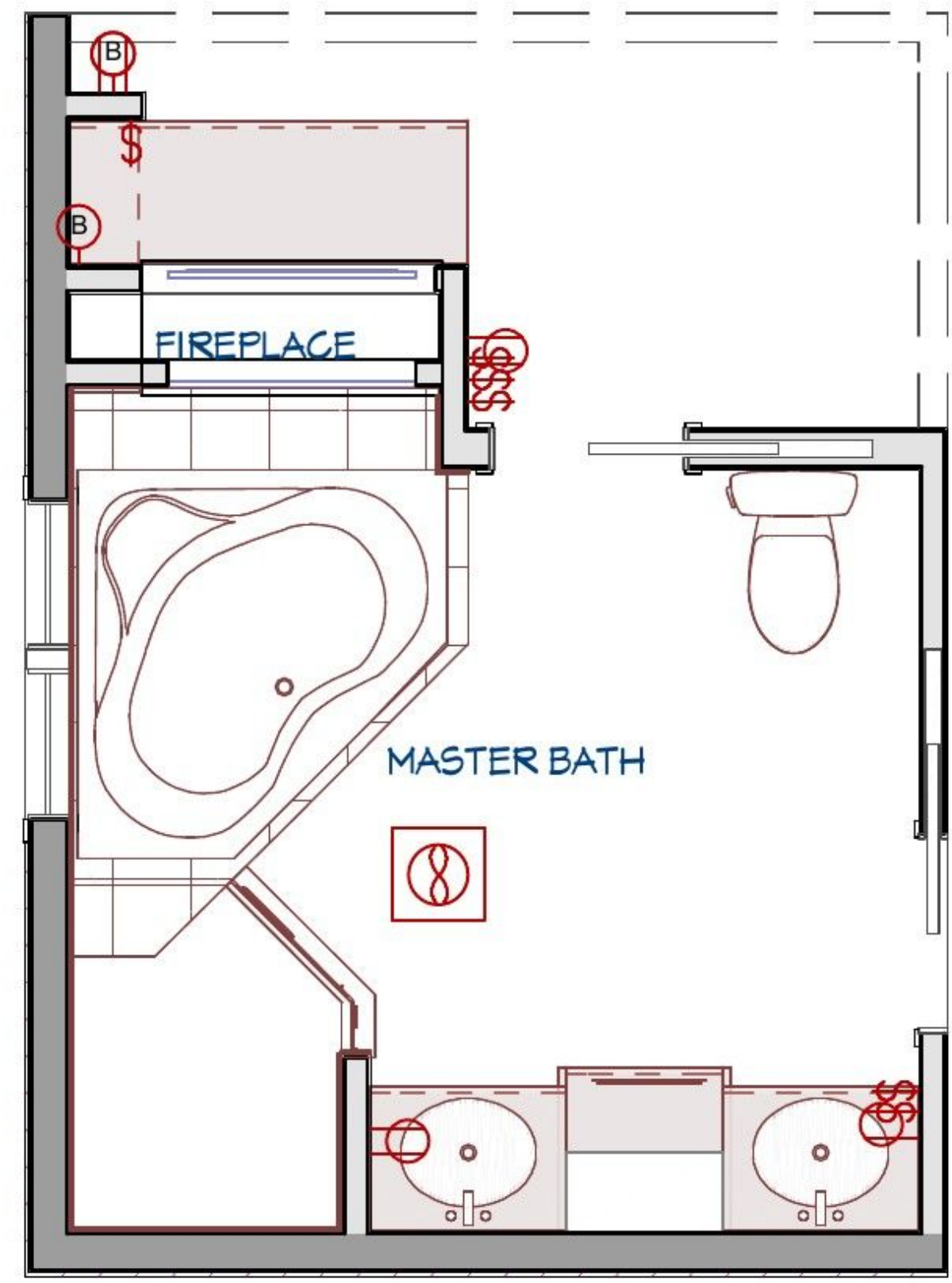
- **Shower floor:** custom pan in Versatile Mid Grey 2-inch mosaic; liner test timed and recorded before tile.
- **Floor:** Badab Neutro Gloss porcelain, 30 by 60 cm (about 12 by 24 inches), over an in-floor heat mat; brushed-nickel metal edge trim.
- **Seat and shelves:** Steamist tilt-up shower seat, wall-mounted on blocking framed in week 3, and two corner shelves.
- **Tub:** Woodbridge 59-inch freestanding soaking tub, with a Delta Ara floor-mounted tub filler.
- **Vanity:** Jacques 84-inch white double vanity base with a Vicostone Ventisca quartz top and two Kohler Verticyl rectangular undermount sinks. The first choice, a Malibu 84-inch, went on backorder in February 2023.
- **Wall cabinets by the tub:** 12 inches deep, pulls matched to the vanity.
- **Pulls:** Top Knobs Ascendra, 5 inches, brushed satin nickel, to match the other bath fixtures.
- **Toilet:** TOTO Aquia IV two-piece, dual flush, 1.28 or 0.9 gallons per flush.
- **Glass and mirror:** frameless shower glass and a floating mirror by J&A Glass; glass measured week 6, installed week 10; mirror installed week 11.
- **Paint:** walls matched to the shower wall tile; ceiling Zinsser Perma-White, eggshell.
- **Door:** new pocket door, stained to match the home's original doors.

Lead times on this job: cabinets about eight weeks from order to delivery; the first-choice vanity went on open-ended backorder a month after ordering; countertops one week from measure to install; shower glass four weeks from measure to install.

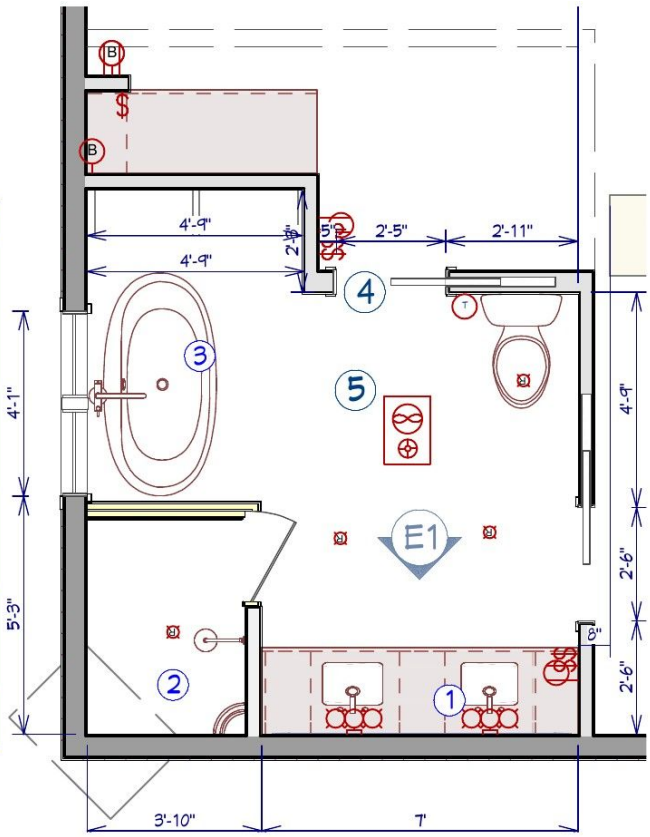
What every Prima contract covers

- **A fixed price in writing** before construction starts, paid in milestones (here: a deposit, then the first day of work, the framing inspection and the final inspection), not all up front.
- **Permits pulled by Prima,** with the final payment tied to passing the city's final inspection.
- **Changes only by written change order** (email counts), priced and approved before the work is done.
- **Allowances settled at the end:** if a fixture costs less than its allowance you get a credit; if more, the difference is added.
- **Minnesota's statutory warranty:** 1 year on workmanship and materials, 2 years on plumbing, electrical, heating and cooling, 10 years on major construction defects; manufacturer warranties pass to you.

Plan sheets

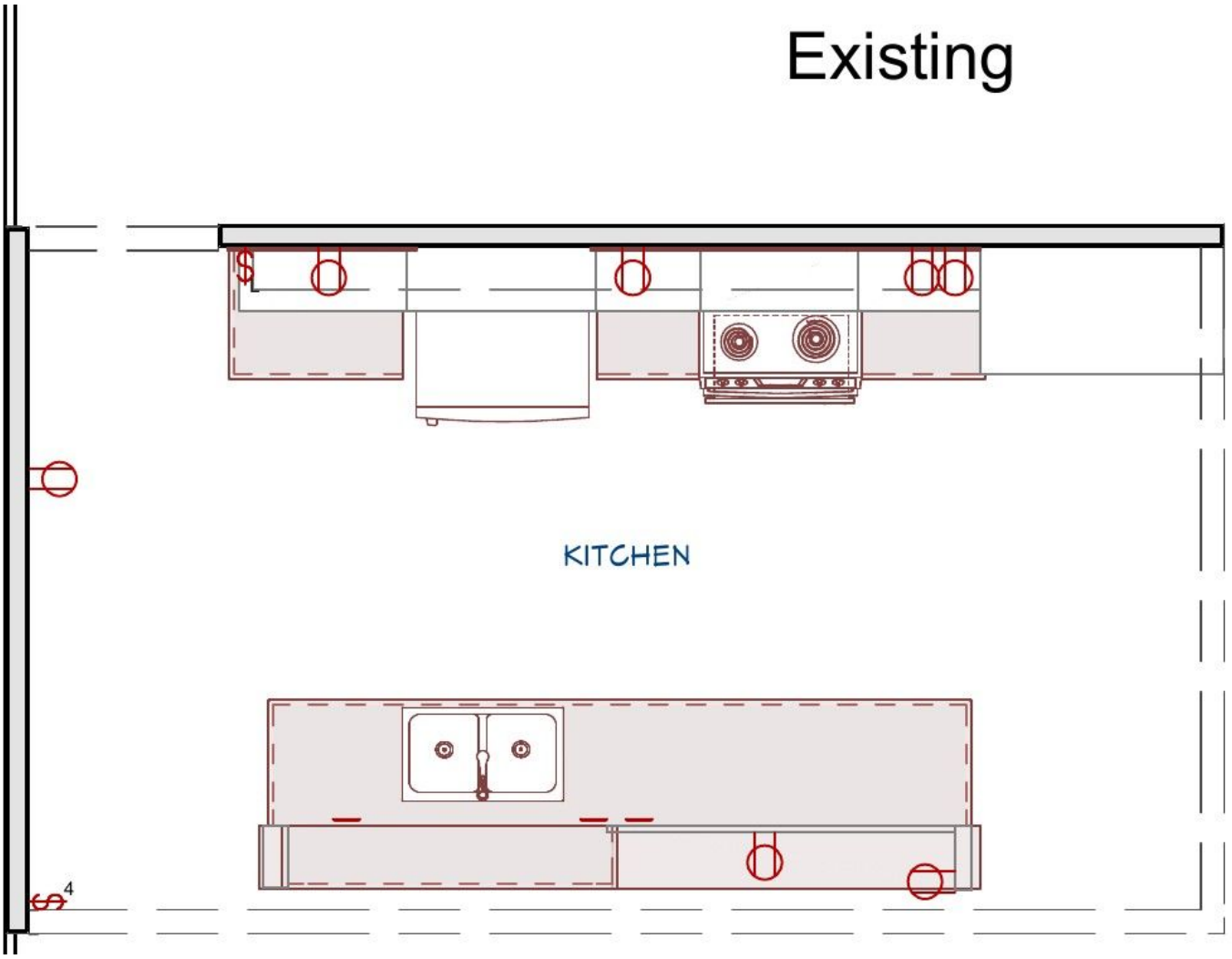


NOTE SCHEDULE	
1	MALIBU 84 IN. W X 22 IN. D X 36 IN. H DOUBLE SINK BATH VANITY IN WHITE WITH 2 IN. CARRARA QUARTZ TOP
2	TILE SHOWER CUSTOM PAN. CORNER BENCH. TWO WHITE CORNER SHELVES
3	B-0012 +F0001 59" X 30" FREESTANDING SOAKING BATHTUB
4	NEW DOOR WITHOUT GLASS ADD IN FLOOR HEAT IN BATHROOM
5	REPLACE

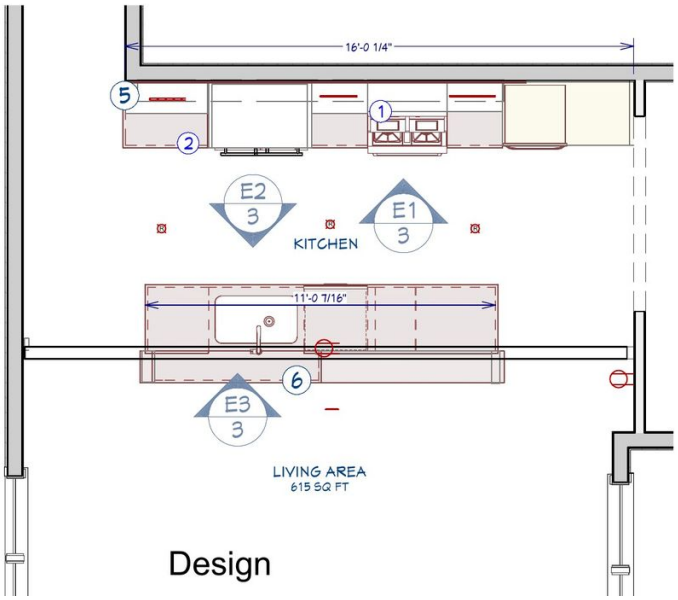


Design

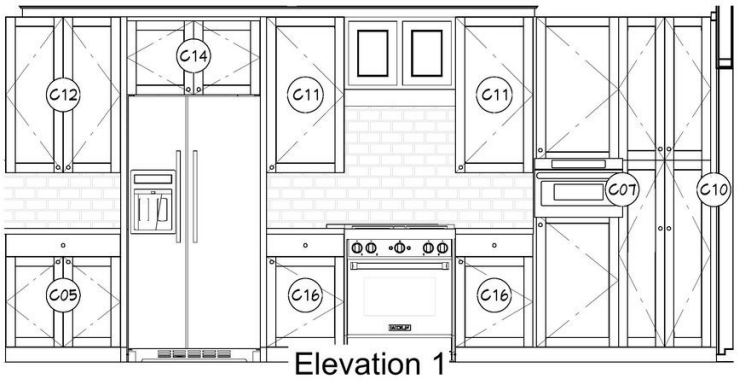
Existing

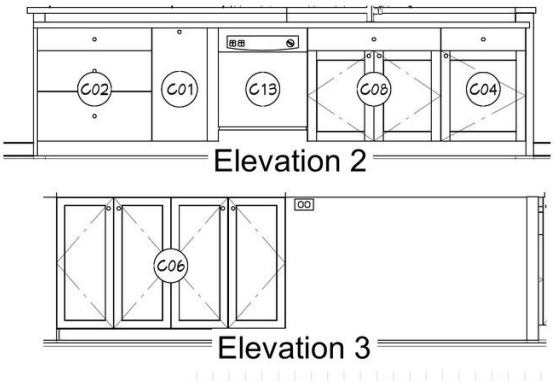


NOTE SCHEDULE	
1	IDEALLY VENT TO OUTSIDE LARGE VENT AND MOVE MICROWAVE
2	REPLACE CABINETS ON THIS WALL REPLACE BACKSPLASH NO FLOORING APPLIANCES PURCHASED SEPARATELY BUT COORDINATED DURING DESIGN
5	REMOVE SOFFITS (WILL NEED TRIM TO CEILING) ALL CABINETS ON THIS WALL: SHAKER DOOR - WHITE ICING CLASSIC
6	REMOVE SKINS AND REPLACE WITH DRYWALL. REPLACE ALL DOORS/DRAWERS ON THIS ISLAND. PAINT DOOR FRAME AS CLOSE AS POSSIBLE. DOORS/DRAWER/SKIN: SHAKER IN HARBOR MIST SHEER DO NOT INSTALL 1/4 ROUND AS FLOORING WILL BE REDONE AFTER PROJECT



Design





The $185,000 price is Prima's 2026 estimated cost for this project; tier ranges come from Prima's kitchen and bathroom ideas-and-costs pages. Line items, shares and allowances from the signed December 2022 construction contract, its one change order and the plan sheets. Dates from Kim's weekly job reports and the inspection results reported in them. Year built from public property listing records.

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