PAST PROJECT · CONTRACT AND SELECTIONS · UPDATED NOVEMBER 2026

North Oaks Kitchen Remodel

Where: North Oaks, Minnesota · House: built 1983, single-family, truss-framed floor joists · 2026 estimated cost: $180,000 · On site: 12 weeks (11 planned), April 4 to June 26, 2023 · Permits: City of North Oaks building permit, plus electrical, plumbing and mechanical permits; final inspection passed June 26, 2023. North Oaks also requires the homeowners' association's architectural review for exterior changes, and its roads are private.

At 2026 pricing, the kitchen in this 1983 North Oaks house is an estimated **$180,000**, with **12 weeks on site**, from April 4, 2023 to final inspection on June 26, 2023. Owner Kim Studham ran the job. We took out a non-load-bearing wall to open the kitchen to the living room, rerouted the bedroom supply duct that ran through it into a short wing wall, removed the old window over the sink and closed the wall, and built two-tone maple cabinetry around a larger island, with Calacatta Miraggio quartz counters, a full-height quartz backsplash and a pot filler at the range. In week 2 the family added the living-room fireplace and two basement ceiling areas by written change order. Prima kitchens from $80,000.

The contract, line by line

Twenty lines, in the order of the signed contract, plus the markup line. Prices are 2026 estimates.

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

#	Trade	Scope (contract wording)	Allowances	2026 price
1	Plans & permits	Construction drawings, permits, inspections.	none	$5,600
2	Site work	Site prep: floor protection, poly curtain walls as needed, tools and equipment delivered to set up the job site; dumpster ordered; floors protected through the home to the work area.	none	$3,500
3	Demolition	Remove existing cabinets, flooring and walls.	none	$2,100
4	Floor framing	No framing in the floor.	none	$0
5	Wall framing	Remove non-load-bearing walls.	none	$11,900
6	Siding	Patch in similar siding and paint to match; assumes about 40 sq ft.	none	$3,500
7	Insulation	Insulate the exterior wall where the window was.	none	$300
8	Interior walls	Kitchen area; drywall to flat.	none	$3,500
9	Ceilings	No new ceiling; repair where walls were removed, then re-coat the ceiling through the space.	none	$4,200
10	Cabinets	Cabinets per drawing.	none	$42,000
11	Tile	No backsplash tile.	none	$0
12	Appliances	Appliances not included; installation of owner-supplied appliances priced per appliance, microwave and dishwasher install included.	none	$0

#	Trade	Scope (contract wording)	Allowances	2026 price
13	Millwork & trim	Millwork and trim in the kitchen and where walls were removed, to match the trim in the rest of the home.	none	$2,800
14	Countertops	Calacatta Miraggio countertop and backsplash.	none	$15,200
15	Floor coverings	Patch in flooring, sand and restain the entire field, similar or same color as before.	none	$7,700
16	Cleanup	Cleanup at the end.	none	$600
17	Plumbing	Plumbing, including fixtures.	none	$9,200
18	HVAC	HVAC routing.	none	$4,900
19	Electrical & lighting	Electrical and lighting; assumes the kitchen is on its own circuits, as code requires, with breaker space in the existing panel.	none	$7,000
20	Paint	Paint kitchen and dining area.	none	$2,500
	Project management, overhead and salary (42% markup on cost)	—	none	$53,500
	Total			**$180,000**

What changed during construction?

The family added three pieces of work in week 2, each priced on a written change order before it started.

CO	What	Why	2026 price
#1 (week 2)	Basement: frame new soffits; square up and repair the old soffit and the chase at the main plumbing stack; drywall, prime and paint.	Openings below the kitchen work had to be closed and squared before drywall; the family chose to finish them while the crew was there.	$4,500
#2 (week 2)	Basement ceiling directly below the new kitchen and fireplace room: repair, prime and paint.	Old ceiling seams below the work area; done with the same drywall crew.	$3,000
#3 (week 2)	Fireplace: simplify the woodwork (flat band over the dentil detail on the mantel, fluted columns removed), remove the old tile, set 12x24 gray matte tile, patch, prime and repaint.	The family wanted the fireplace to match the new kitchen without a full replacement.	$4,100

Each change order was priced in writing and paid before its work started, on top of the kitchen contract. Change-order prices are Prima's cost, like the contract lines; the same 42% markup on cost applies to them.

Payment schedule

Share of the contract total: deposit at signing 16.6%; first day of work 27.8%; framing inspection 27.8%; final inspection 27.8%.

What isn't included?

- Appliances: the family bought their own range, refrigerator, microwave drawer and dishwasher; Prima installed the refrigerator, microwave drawer and dishwasher.
- Backsplash tile: none; the quartz runs full height instead.

- Moving personal belongings out of the work area and covering what stays.
- Radon testing and mitigation, and any landscaping.

Selections

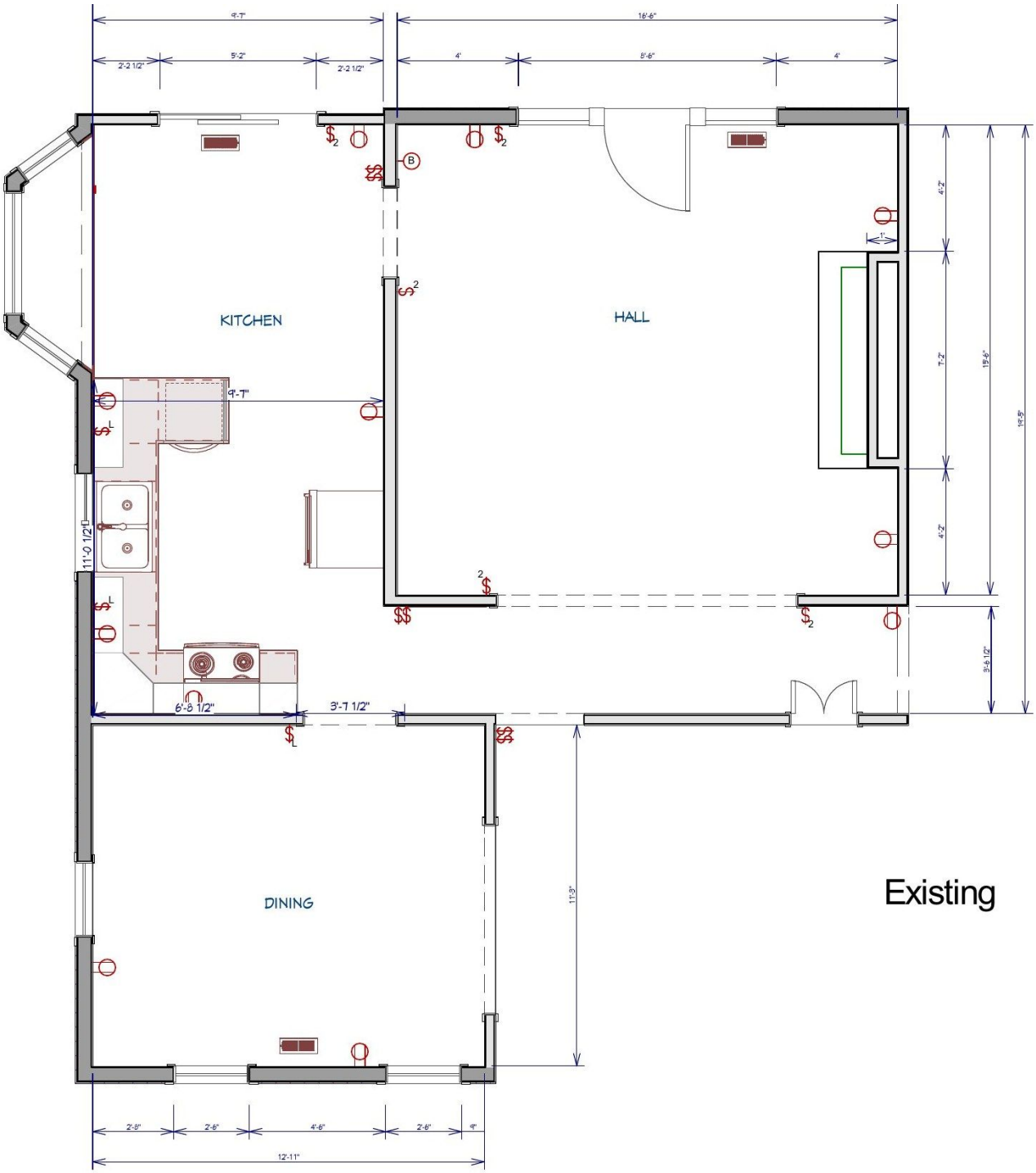
- **Cabinets:** Medallion Cabinetry, all-plywood construction. Uppers: Potter's Mill flat panel, maple, Irish Creme Classic paint. Bases, island and coffee bar: Park Place flat panel, maple, Biscotti stain. Wide cove crown.
- **Cabinet schedule (order list, January 2023):** 20 cabinets plus a one-piece wood hood. 14 in Park Place/Biscotti: 36-inch glass-door wall cabinet over a 3-drawer base for the coffee bar, 36-inch square-corner Super Susan, three 12-inch-deep full-height-door bases, a 24-inch double waste and compost pull-out with touch-to-open, 36-inch sink base with tilt-down tray, 24-inch microwave-drawer base, two vanity-height bases under a 56-inch wood top, a 96-inch tall bookcase with lower doors, and 2- and 3-drawer bases. 6 in Potter's Mill/Irish Creme: wall cabinets including an easy-reach corner and a 24-inch-deep cabinet with swing-out tray over the refrigerator.
- **Counters and backsplash:** Calacatta Miraggio quartz.
- **Fireplace tile:** Miraggio gray matte, 12x24, through ProSource; Fusion Arctic White grout, the lightest white option, chosen to blend.
- **Range:** ILVE Majestic II, 36-inch induction, model UMI09NS3BGG, Blue Grey with brass trim.
- **Refrigerator:** Dacor 36-inch counter-depth four-door, DRF36C700.
- **Microwave drawer:** Dacor Modernist 24-inch, DMR24M977WM.
- **Dishwasher:** Dacor Modernist 24-inch, DDW24M99 series.
- **Faucet and pot filler:** Kohler Artifacts in Vibrant Brushed Moderne Brass: K-99261 faucet at the island sink; K-99270 wall-mounted pot filler at the range, which shipped in 6–9 weeks.
- **Sink:** Delta 75B933-33S, Metallic Black, undermount in the island.
- **Disposal:** InSinkErator Compact with a sink-top air switch.
- **Hardware:** Emtek in satin brass: Haydon 1-1/4-inch mushroom knobs (86697) and Jasper bar pulls (86686, 86690, 86692).
- **Pendants:** two Shades of Light Fire and Earth Bell Pendants, Arabesque, in Oxidized Brass (PE18177 AB).
- **Paint:** Sherwin-Williams Snowbound, SW 7004, eggshell.
- **Floors:** existing hardwood, patched, sanded and restained in a color similar to the original.
- **Where selected:** ProSource of Plymouth, December 9, 2022.

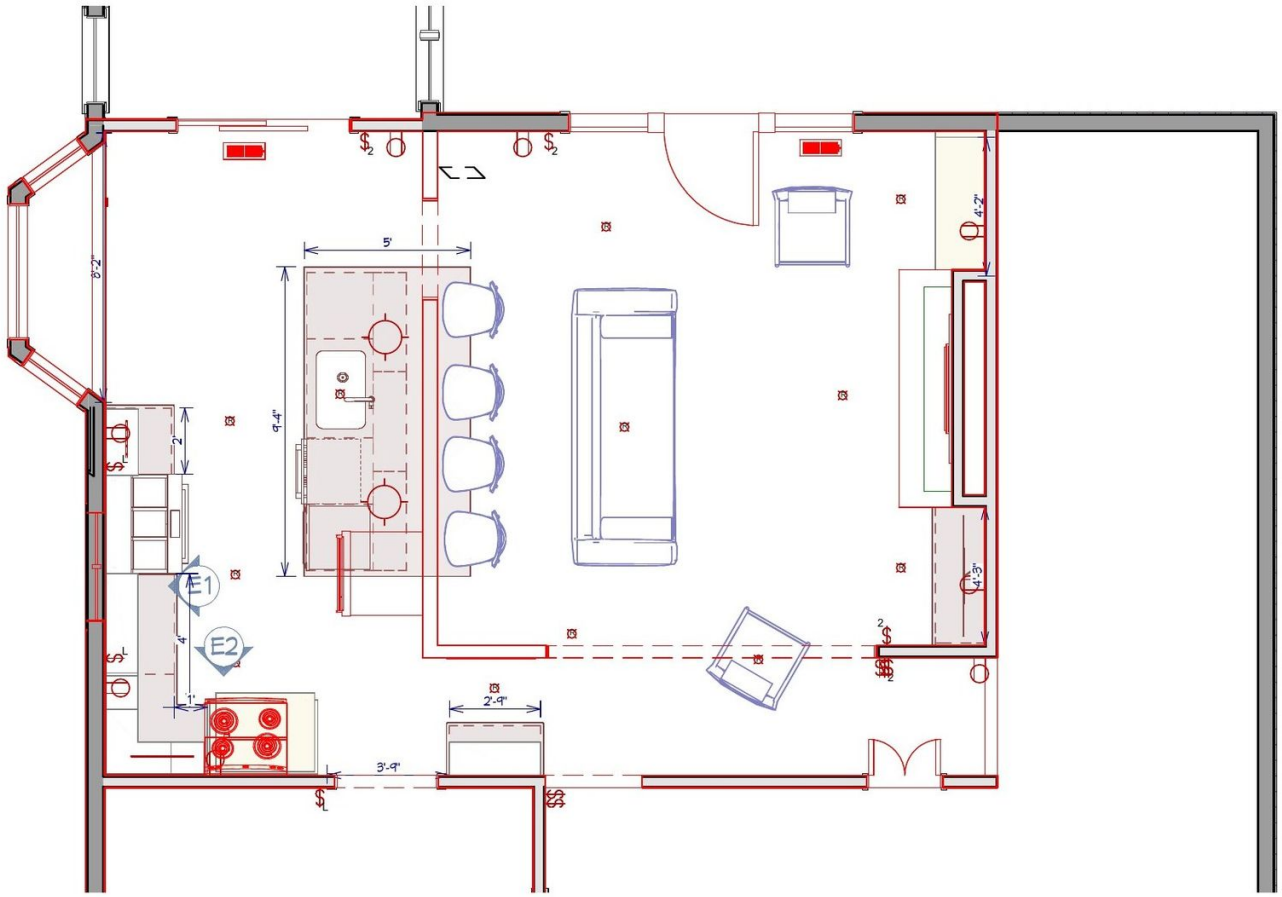
What every Prima contract covers

- **A fixed price in writing** before work starts, with each line of the job spelled out.
- **Permits pulled by Prima,** with every required inspection scheduled and passed before the final payment.
- **Changes in writing first.** Any change is priced on a written change order and approved before the work is done.

- **Allowances settled at the end.** If a job has allowances, unused amounts are credited and overages charged at completion.
- **Minnesota's statutory warranty:** 1 year on workmanship and materials, 2 years on plumbing, electrical, heating and cooling, and 10 years on major construction defects.

Plan sheets





Design

The $180,000 price is the 2026 estimated cost on Prima's kitchen remodeling ideas and costs page. Line prices scale each line of the signed 2023 construction contract to that 2026 price, shown at Prima's cost with the 42% markup as its own line. Dates come from Prima's weekly project emails, the City of North Oaks permit and inspection records, and the change orders. The year built comes from public property records.

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