PRIMA
CONSTRUCTION

PAST PROJECT · CONTRACT AND SELECTIONS · UPDATED NOVEMBER 2026

Summit Hill Bathroom Remodel

Where: Summit Hill neighborhood, St. Paul, Minnesota · House: built 1911, stucco, three finished floors · 2026 estimated cost: $80,000 and up (high-end tier) · On site: 10 weeks to final inspection (9 planned), June 6 to the week of August 7, 2023; last details early in week 12 · Permits: City of St. Paul building permit, city plumbing and mechanical inspections, a state electrical inspection and an in-floor heat cable inspection; finals passed the week of August 7, 2023

At 2026 pricing, a bathroom like this one, in a 1911 house in St. Paul's Summit Hill neighborhood, falls in our high-end tier, **$80,000 and up**. Construction took **10 weeks on site to final inspection**, from Tuesday, June 6, 2023, to the City of St. Paul final building, plumbing and mechanical inspections the week of August 7. A laundry-pan fix and the last details ran into week 12. Owner Kim Studham ran the job.

The contract, line by line

The construction contract (March 30, 2023) has 19 lines. Each line shows its share of the contract total, not a dollar figure. At 2026 pricing the whole bath falls in our high-end tier, $80,000 and up.

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

#	Trade (cost code)	What the contract says	Allowance named in the line	Share of contract
1	Plans & permits (01)	Construction drawings, permits and inspections.	—	3.3%
2	Site work (02)	Site prep, site protection, dumpster service.	—	2.2%
3	Demolition (02.1)	Demolition of the existing space per the drawings.	—	3.5%
4	Floor framing (06)	No major change to the floor framing; open the floor so the plumbing and HVAC can be installed.	—	0.6%
5	Wall framing (07)	Framing of walls per the drawings.	—	2.2%
6	Windows & trim (13)	New window per the drawings.	—	2.2%
7	Insulation (17)	Insulation of the exterior walls.	—	1.1%
8	Interior walls (18)	New walls, drywall finished flat.	—	5.5%
9	Ceilings (19)	Ceiling, drywall finished flat.	—	2.2%
10	Tile (21.3)	Tile the shower walls and the ceiling over the tub, including backer board.	—	4.6%
11	Tile (21.3)	Tile the bathroom floor.	—	2.7%
12	Specialty (22)	Bathroom accessories: toilet paper holder, two hooks, shower grab bar, shower curtain rod, towel bar.	—	1.7%
13	Specialty (22)	In-floor heat, plus a wall or baseboard heater.	—	3.9%
14	Millwork & trim (20)	Refinish the door per the drawings; wood baseboard.	—	1.1%

#	Trade (cost code)	What the contract says	Allowance named in the line	Share of contract
15	Cabinets & counters (21)	Vanity, countertop, mirror, sink and faucet per the selections.	—	6.6%
16	Plumbing (14)	All-new plumbing in the bathroom, updated back toward the source as far as possible without work in other rooms (except the openings downstairs shown on the drawings). Includes the plumbing fixtures. Recirculating hot water.	—	13.2%
17	HVAC (15)	HVAC work per the drawings.	—	3.9%
18	Electrical & lighting (16)	Move the washer/dryer circuit off the downstairs panel and run all-new service for the bathroom from the upstairs subpanel. Two recessed lights and a sconce allowance.	Allowance: sconce	8.8%
19	Paint (24)	Prime and paint the room.	—	1.1%
	Project management, overhead and salary (42% markup on cost)	—	—	29.6%
	Total			**100.0%**

What changed during construction?

One change order: a credit at the final invoice of **−0.2%** of the contract, for returning the ironing-board cabinet. Like the contract lines, it is shown at Prima's cost; the same 42% markup on cost applies to it. The tub changed to clear a joist, the laundry pan was replaced with a longer one, and an extra box of floor tile was left for repairs.

Payment schedule

- **10.0%** at signing
- **30.0%** on the first day of work
- **30.0%** at the framing inspection
- **30.0%** at the final inspection

What isn't included?

- The washer and dryer (the homeowners bought them).
- Work in other rooms, beyond the openings below shown on the drawings.
- Exterior trim and stucco around the new window.
- Clearing the rooms and protecting belongings from dust.
- Anything an allowance doesn't cover. The sconce had an allowance; going over it is added at the end, and anything left over is credited.

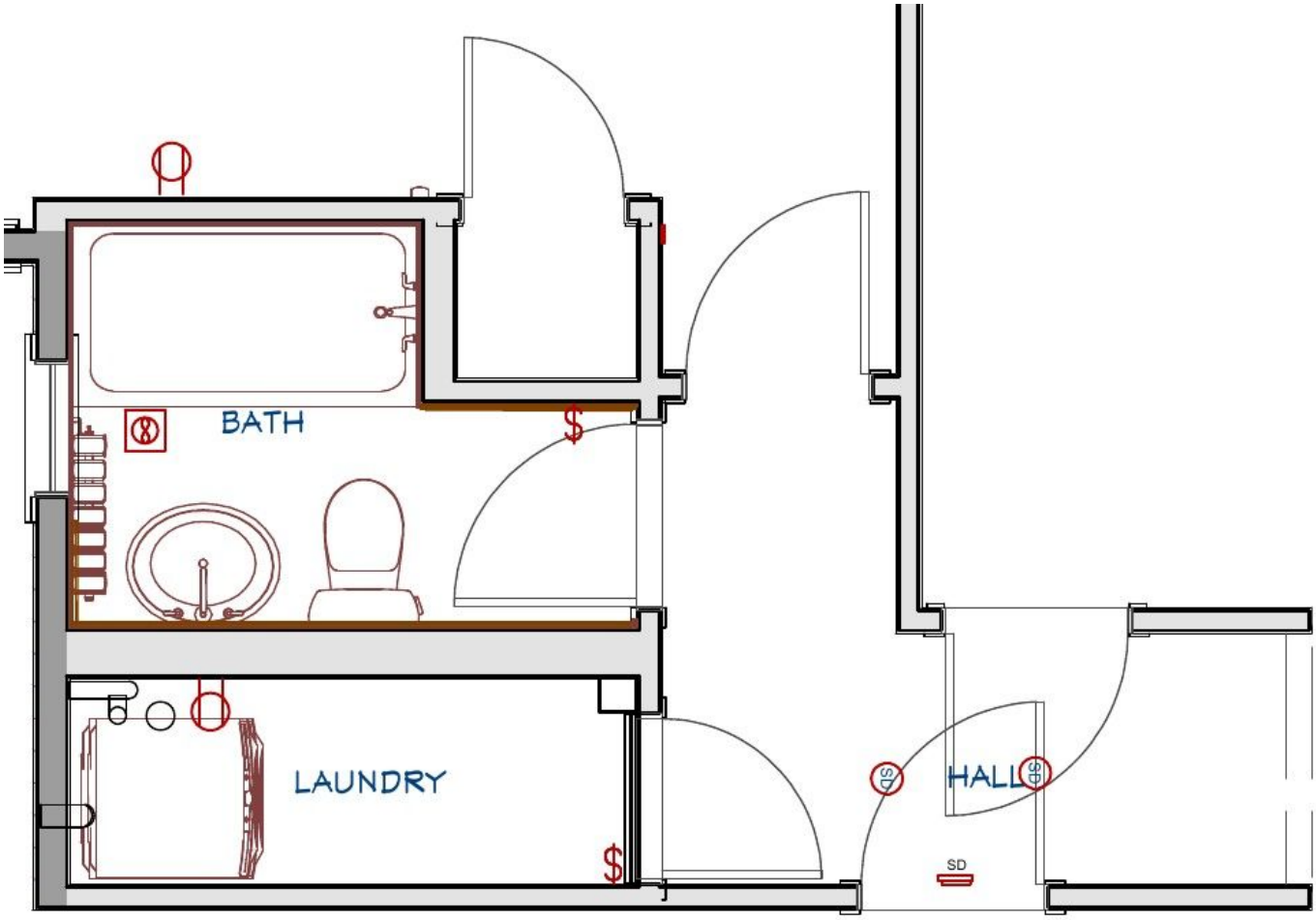
Selections

- **Floor tile:** Hampton Hermosa tumbled marble octagon, 3 by 3 inches, matching the family's other bath. The plans at contract time called for a porcelain look-alike that wasn't slippery. The family switched to real marble knowing it needs care.
- **Shower:** Delta Galeon pressure-balanced trim with an integrated 3-function diverter, and two Carrara corner shelves.
- **Accent tile:** Noir polished Somerset strip at about shoulder height.
- **Faucet:** Hansgrohe Metris S, 1.2 GPM, single hole.
- **Toilet:** Kohler Santa Rosa, comfort height, white.
- **Vanity:** 30-inch Morris single vanity with a white rectangular undermount sink.
- **Mirror:** unfinished oak frame, stained on site to match the vanity.
- **Grab bars:** brushed nickel, anchored to blocking.
- **Heat:** electric baseboard, chosen for quiet, plus electric in-floor heat.
- **Shower wall tile:** Hall Blanco ceramic, 8 by 20 inches, from The Tile Shop; Fusion Pro Arctic White grout.
- **Floor grout:** Prism Cape Gray.
- **Counter:** Vicostone Java Noir quartz remnant.
- **Tub:** Oasis BA-R-41, above-floor drain.
- **Window:** Andersen 400 Series, tempered double-hung, privacy glass low and clear glass high.
- **Paint:** Sherwin-Williams Alabaster SW 7008, Duration Home, satin.
- **Where and when:** selections were due between April 1 and June 1, 2023, item by item. Shower wall tile options were still being sourced in April; the Hall Blanco tile from The Tile Shop was selected May 14, and the window was ordered May 31.

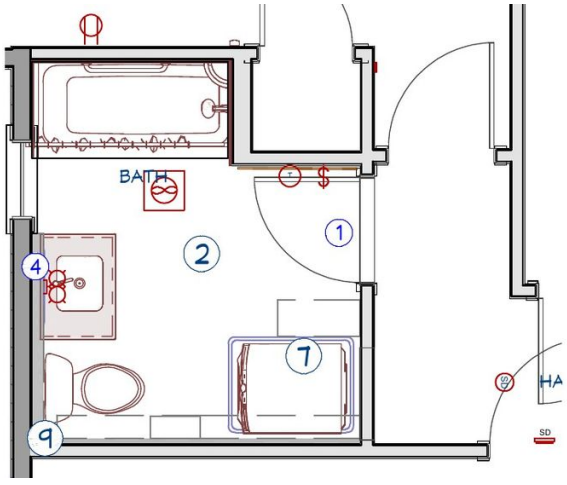
What every Prima contract covers

- **A fixed price in writing.** The price is set before work starts. It changes only by a written change order, and email counts. Each change order is priced and approved in writing before that work begins.
- **Prima pulls the permits.** The job closes, and final payment is due, when the city passes the final inspection.
- **Payments follow milestones.** On this job: deposit, first day of work, framing inspection, final inspection. Lien waivers from subcontractors and suppliers are available on request.
- **Allowances settle at the end.** Spend less than an allowance and the difference is credited. Spend more and it's added.
- **Minnesota's statutory warranty.** It covers 1 year for workmanship and materials; 2 years for plumbing, electrical, heating and cooling installation; and 10 years for major construction defects. Manufacturers' warranties pass to you.

Plan sheets



NOTE SCHEDULE	
1	RESTAIN EXISTING DOOR
2	2 LED CEILING CANS ASSUMED
4	REMOVE NON-LOAD WALL HERE
7	RECIRCULATING HOT WATER
9	EXTERIOR WALL LIKELY NEEDED TO BE FIR'ED FORWARD 3 1/2" AND INTERIOR WALL 1 1/2" FOR PIPES



Sources: price from the high-end tier on Prima's bathroom ideas-and-costs page (November 2026); year built from public property records; neighborhood from the Summit Hill Association's district boundaries; line shares and payment schedule from the 2023 construction contract; dates from Prima's weekly job reports; scope from the permit drawings, the selections sheet and job emails.

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