

# IN THE WORKS

The QCBJ's *In the Works* feature spotlights new building construction, commercial additions and other renovation projects around the Quad Cities region. To suggest a project for inclusion, email us details about your new construction or business expansion to [news@quadcitiesbusiness.com](mailto:news@quadcitiesbusiness.com). Include contact information.

PHOTOS BY JOHN SCHULTZ

## PROJECT: Big 10 Mart



**ADDRESS:** 20919 N. Brady St., Davenport  
**OWNER/DEVELOPER:** Molo Companies, Dubuque, Iowa  
**CONTRACTOR:** Hodge Construction, Moline  
**ARCHITECT:** GTG Architects, LLC, Johnston, Iowa  
**COST:** \$1.3 million  
**SIZE:** 6,328 SF  
**DESCRIPTION:** Commercial gas station (includes four semi-diesel stations) and convenience store with a Godfather's Pizza.

## PROJECT: Project GATEWAY at Quad Cities International Airport



**ADDRESS:** 2200 69th Ave., Moline, Suite 100  
**OWNER/DEVELOPER:** Metropolitan Airport Authority of Rock Island County, Illinois  
**CONTRACTOR:** Mortenson Construction, Coralville, Iowa  
**ARCHITECT:** Alliance Architects, Minneapolis, Minnesota  
**COST:** \$18.2 million (\$13.2 million in grant funding)  
**SIZE:** 14,100 SF  
**DESCRIPTION:** The airport's new centralized baggage security addition will allow for a seamless luggage screening process that removes TSA equipment from public view and allows airline ground handlers to load baggage carts quickly and efficiently. Project includes parking for small airline equipment and a major facelift to the airline ticketing counters. Construction is expected to be completed in May 2025. Additional phases of Project GATEWAY are planned.

## PROJECT: Fair Oaks Foods

**ADDRESS:** 2951 Enterprise Way, Davenport  
**OWNER/DEVELOPER:** Fair Oaks Foods, LLC, Pleasant Prairie, Wisconsin  
**CONTRACTOR:** The Austin Company, Cleveland, Ohio  
**ARCHITECT:** The Austin Company  
**COST:** \$134 million  
**SIZE:** 134,069 SF  
**DESCRIPTION:** The new facility will produce fully-cooked bacon and become Fair Oaks' third production facility. The nearly 40-year-old company is the nation's 11th largest Black-owned company. The Davenport plant could create 247 jobs and is expected to be operational in spring of 2026.



## PROJECT: YMCA Urban Soccer Fields

**ADDRESS:** 630 E. 4th St., Davenport  
**OWNER/DEVELOPER:** YMCA of Iowa Mississippi Valley  
**CONTRACTOR:** Nick Neddham, Wilton, Iowa  
**ARCHITECT:** Shive-Hattery Inc., Bettendorf  
**COST:** \$1.2 million  
**SIZE:** Spans more than one acre  
**DESCRIPTION:** Three turf fields – a little bigger than a basketball court – all completely netted for five-on-five soccer.



## PROJECT: Pleasant Valley High School

**ADDRESS:** 604 Belmont Road, Riverdale, Iowa  
**OWNER/DEVELOPER:** Pleasant Valley Community School District  
**CONTRACTOR:** Bruce Builders, Eldridge  
**ARCHITECT:** FRK Architects and Engineers, West Des Moines, Iowa  
**COST:** \$27.3 million  
**SIZE:** 79,040 SF  
**DESCRIPTION:** Three-level expansion including a lower level that will house a concession stand, restrooms, officials room and visitors locker room for Spartan Stadium. First floor will contain 11 regular classrooms, two science classrooms, conference room and an instructional coaches office. The second floor will have 11 regular classrooms and three science classrooms. Project also includes renovations and an addition to the cafeteria. Expected to be completed by 2025-2026 school year.



## PROJECT: Mint Aesthetics + Wellness



**ADDRESS:** 5283 Competition Drive, Bettendorf  
**OWNER/DEVELOPER:** Focus Development Group, Bettendorf  
**CONTRACTOR:** Eagle Eye Construction, LeClaire  
**ARCHITECT:** Joseph Architectural Group, Rock Island  
**COST:** N/A  
**SIZE:** 1,365 SF  
**DESCRIPTION:** Mint offers a sanctuary for rejuvenation and transformation. Services include: Botox, facial fillers, chemical peels, hormone therapy and weight management. Opening Nov. 1.