

IN THE WORKS

Send us your **In the Works** suggestion. We feature new business construction projects, commercial additions and other commercial renovation projects around the Quad Cities region.

Email: news@quadcitiesbusiness.com.

PHOTOS BY DAVE THOMPSON | QUADCITIESBUSINESS.COM/IN-THE-WORKS

PROJECT: Skip-A-Long Childhood Center

ADDRESS: 11th Street/21st Avenue, Rock Island
OWNER: SAL Community Services, Moline
CONTRACTOR: Estes Construction, Davenport
ARCHITECT: Vantage Architects, Davenport
COST: \$15.7 million
SIZE: 32,500 SF
DETAILS: A new SAL child care facility and welcoming center is expected to open in the fall of 2026.



PROJECT: Flips Pancake House

ADDRESS: 2704 18th Ave., Rock Island
OWNER: Sam and Fatima Abduli
CONTRACTOR: N/A
ARCHITECT: None
COST: Not disclosed (N/D)
SIZE: 3,864 SF
DETAILS: The former Bayside Bistro is being renovated into a Flips Pancake House. The family-owned restaurant should be open in December and will be the fifth Flips in the QC.



PROJECT: Birchwood South Office Building

ADDRESS: 4515 E. 52nd St., Davenport
OWNER: Russell, Davenport
CONTRACTOR: Russell
ARCHITECT: Streamline Architects, Moline
COST: N/D
SIZE: 30,000 SF
DETAILS: New two-story office and retail building expected to be complete next year. Morgan Stanley Wealth Management will relocate its Davenport office here and occupy the second floor. The ground floor has space for four commercial tenants.



PROJECT: Gateway Bridge

ADDRESS: Middle Road near TBK Bank Sports Complex, Bettendorf
OWNER: City of Bettendorf
CONTRACTOR: Cramers and Associates, Grimes, Iowa
ARCHITECT: HDR, Davenport
COST: \$14.5 million
DETAILS: A new 1,000-foot-long pedestrian bridge spanning Middle Road will give walkers, runners and bicyclists a safer way to cross the busy road. Expected completion is the end of 2026.



PROJECT: MercyOne Genesis Eldridge Family Medicine

ADDRESS: 301 N. Fourth Ave., Eldridge
OWNER: MercyOne Genesis
CONTRACTOR: Build To Suit, Bettendorf
ARCHITECT: Shive-Hattery, Bettendorf
COST: N/D
SIZE: 7,699 SF
DETAILS: The medical building expansion will add 13 new exam rooms, two procedure rooms, more office space, expanded lab space and more. Expected to be complete in December.



PROJECT: Andalusia Fire Station

ADDRESS: 212 First St., Andalusia, Illinois
OWNER: Andalusia Fire Protection
CONTRACTOR: Estes Construction, Davenport
ARCHITECT: Shive-Hattery, Inc., Bettendorf
COST: \$2 million
SIZE: 18,106 SF
DETAILS: New fire station to replace Andalusia's outdated station. This project is expected to be completed in December.

