



ClarkDietrich®

PROJECT BEACON

MUTUAL OF OMAHA HEADQUARTERS

CORE AND SHELL & TENET IMPROVEMENT

Project Beacon is a new 45-story tower located in the heart of downtown Omaha. At 677 feet, this makes it the tallest building in the region. It is being built on the site formerly occupied by the downtown branch of the Omaha Public Library. The tower will serve as a central hub, consolidating Mutual of Omaha's operations from multiple buildings, into a single, unified downtown campus.

With having approximately 800,000 square feet, the building is designed for hybrid work. Amenities such as gym, roof terrace, parking garage, and modern workspaces will be part of the upgrades.

Utilization of on-time deliveries was crucial in the construction schedule, as storage was at a premium, being a high-rise building. The complexity of the project provided an excellent opportunity to demonstrate the construction teams technical expertise. Numerous trades were involved as the overall building envelope for the 1st – 3rd floors had tall floor-to-floor deck heights in some locations were 28' – 30' tall walls.



- ✓ **45 STORIES - TALLEST BUILDING IN OMAHA**
- ✓ **15 LEVELS OF PARKING GARAGE**
- ✓ **23 OFFICE FLOORS / 5 AMENITY FLOORS**



PROJECT AFFILIATES:

Design Architect: Pickard Chilton Architects

Interiors Architect: HOK Architects

Architect of Record: Kendall/Heaton Associates

Engineering Firm: Magnusson Klemencic Associates

General Contractor: JE Dunn of Omaha

Sub Contractor: E&K of Omaha

MEP/FP Engineering/Sustainability: Alivine & Associates

Development Manager: Lanoha Real Estate Company