

# The Tip Top Building Renovation

Omaha, NE



The Tip Top building was first constructed in 1916 as a factory of the Ford Motor Company to manufacture Model T's. In a landmark project for the city of Omaha, the building was recently renovated into an apartment complex. The apartment homes were advertised as stylish and hip, and a change from ordinary apartment living. The owner was looking for a low-maintenance, but stylish design for the atrium and roof railings on the building. The owner was introduced to the modern concept of using laser skeletons (the remainder of the sheet of steel after various parts are laser cut and removed) as partitions and fencing. The hot-dip galvanized skeletons were a perfect fit for the modern industrial design of the building.

Actual skeleton pieces from past projects were used on the roof top railings, while the atrium railings were designed to look like skeleton pieces because they had to meet strict codes. The owner also had a short turnaround time for the railings so the building could be completed on schedule, which the galvanizer was able to meet. The use of the recycled hot-dip galvanized skeletons and newly designed skeletons not only increase the aesthetic appeal of the building, but also offer the owner the convenience of maintenance-free railings in hard to maintain areas.



**Architect**  
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**Engineer**  
Dan Moore, Metal and Art

**Branding Firm**  
Archival

**Manufacturer**  
TMCO, Inc.

**Specifier**  
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