

# New Fidelity Investments Center

**Primary Service:** Architecture  
**Type:** Commercial  
**Owner/Client:** Matthew J. O'Donnell, Esq.  
**Location:** Morristown, New Jersey  
**Cost:** \$1,200,000  
**Square Footage:** 7,800 sf  
**Completion Date:** September 2007  
**Contact:** Matthew J. O'Donnell, Esq.  
(973) 538 - 1230  
**Project Manager:** James Sanders  
**Project Number:** 2.2841.1

**LAN**  
LAN ASSOCIATES  
ENGINEERING  
PLANNING  
ARCHITECTURE  
SURVEYING, INC.  
[WWW.LAN-NJ.COM](http://WWW.LAN-NJ.COM)



Overall site view.



Front entrance view.



View of the new conference room.

## Project Scope:

LAN was retained to provide architectural and engineering services to renovate an existing building, located in Morristown, New Jersey, into a Fidelity Investments Office. The scope of work included site plan engineering, construction documents for the building facade and design of a new roof and roof drainage system. LAN designed the shell of the building to unify the exterior with the historical appearance of downtown Morristown. In order to save time & money, the roof/structure of the existing building was hydraulically jacked up 4' to accommodate the requirements of Fidelity Investment. LAN also designed a new structural frame for the roof. The lower level repair shop was converted into employee parking. Extensive brick retaining walls and site work required planning board approvals and historical review. LAN coordinated tenant fit-out plans and schematic building facades with Gensler Associates. Subsequent to the building department's approval, the project took less than (4) months to construct.

## Services Performed:

- Planning Board Appearances
- Architectural Documentation & Design Coordination
- Civil, Structural, Mechanical & Electrical Engineering
- Sprinkler & Fire Department System Design
- Construction Administration & Observation

## Program Highlights:

- Office Conversion
- Change of Use