



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32801-1393

Legislation Text

File #: 26-0075, **Version:** 1

Interoffice Memorandum

DATE: December 22, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Luciana Mino, Assistant Manager

FROM: Jenny Walker, Acquisition Agent

CONTACT: Faye Lee, Administrative Assistant

PHONE: 407-836-7097

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval and execution of First Amendment to Commercial Lease Agreement by and between Pyramid Properties III, LLP and Orange County, Florida for Facilities Management Division at Parkway (Pyramid III), 4548 Parkbreeze Court, Orlando, Florida 32808. Lease file 2015A. District 2. **(Real Estate Management Division)**

PROJECT:

Facilities Management Division at Parkway (Pyramid III)

4548 Parkbreeze Court, Orlando, Florida 32808

Lease File 2015A

PURPOSE: To approve a First Amendment to the Commercial Lease Agreement establishing the final tenant improvement budget and approving the site floor plans necessary for the Orange County operations.

ITEM:

First Amendment to Commercial Lease Agreement

Total Budget Cost: \$2,102,105.92

BUDGET: Account No.: 0001-043-0201-4440

REVENUE: None

FUNDS: N/A

APPROVALS: Real Estate Management Division

REMARKS: The Board approved the Commercial Lease Agreement for this property on January 28, 2025. The facility will be occupied by the Facilities Management Division (West) and is being renovated to provide office space, locker rooms, warehouse, and workshop areas necessary to support County operational functions.

The original lease contemplated tenant improvements and included a landlord contribution of \$800,000 toward construction costs. At the time of lease approval, it was understood that this contribution might not fully fund the improvements required to meet operational, code, and functional requirements and the total cost of the improvements could not be determined until detailed design, site evaluation, and construction planning were completed.

As project planning advanced and existing building conditions were further evaluated, the full scope of work and associated costs were established. This First Amendment approves the final site floor plans and establishes a total tenant improvement budget of \$2,102,105.92, which includes the landlord's \$800,000 contribution and a County contribution of approximately \$1.3 million to complete the improvements necessary for occupancy and continued operations at this location.

Approval of this item authorizes the tenant improvements as constructed and provides the necessary Board approval for payment and close-out of tenant improvement costs associated with the project.

Project: Facilities at Parkway (Pyramid III)
County File #: 2015A – First Amendment to Lease
Agreement

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JAN 13 2025

FIRST AMENDMENT
to
COMMERCIAL LEASE AGREEMENT
by and between
Pyramid Properties III, LLP
and
ORANGE COUNTY, FLORIDA

THIS FIRST AMENDMENT TO COMMERCIAL LEASE AGREEMENT (this “First Amendment”) is made effective as of the date of the last executed below (the “First Amendment Effective Date”) and entered into by and between Pyramid Properties III, LLP, a Florida limited liability partnership (“Landlord”) and Orange County, Florida. A charter and political subdivision of the State of Florida (“Tenant”) (sometimes hereinafter referred to individually as the “party” or collectively, the “parties”).

RECITALS

WHEREAS Landlord and Tenant entered into that certain “Lease Agreement” approved by the Orange County Board of County Commissioners on January 28, 2025 (the “Lease”), and for the Premises commonly known as 4548 Parkbreeze Court, Orlando, FL 32808.

WHEREAS Landlord and Tenant desire to include the approved Tenant Improvement Budget outlined on Exhibit “F-1A” and approved Site Plans outlined on Exhibit “F-1-B” of this First Amendment.

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby agree as follows:

1. **Recitals.** The recitals set forth above are true and correct and are incorporated herein by this reference.
2. **Definitions.** Any defined (capitalized) terms used in this First Amendment, but not defined herein, shall have the meaning given to such terms by the Lease.

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3. Additional Exhibit Added. Section 1 of the Lease titled “Lease Summary” is amended to also include a reference to Exhibit F-1-A and F-1-B in the table row labeled “Leasehold Improvements” on page 2.

4. Additional Terms.

- a. Pursuant to Section 6.2.2 of Lease, the Tenant Improvements Approved Budget labeled as Exhibit F-1-A in this First Amendment shall not supersede and replace Exhibit F-1 Plans and Specifications, but, will however add Exhibit F-1-A (“Tenant Improvements Approved Budget”) in reference to section Exhibit F-1 Plans and Specifications in Lease.
- b. The parties agree that the Landlord will proceed to commence with demolition and initial construction of the Tenant Improvements before execution of this First Amendment.
- c. Pursuant to Section 6.2.2 of Lease, the Site Floor Plans as Exhibit F-1-B in this First Amendment shall supersede and replace Exhibit F-1 Plans and Specifications, in reference to section Exhibit F-1 Plans and Specifications in Lease.
- d. Change Orders; Contingency Allowance. The parties acknowledge that due to the age, condition, and prior use of the Building, certain conditions affecting the Leasehold Improvements may not have been reasonably discoverable prior to the commencement of demolition and construction activities. Accordingly, the parties agree that it is anticipated that change orders may be necessary to address unforeseen conditions, including but not limited to concealed building systems, structural elements, code compliance issues, or other conditions discovered during construction. In connection therewith, the Tenant Improvements Approved Budget attached hereto as Exhibit F-1-A includes a contingency allowance for change orders in an amount not to exceed Seventy-Five Thousand Dollars (\$75,000.00) (the “Change Order Allowance”). The Change Order Allowance is included within the Total Budget approved herein and may be utilized for approved changes related to the construction of the Leasehold Improvements.
Any change orders or cumulative change order costs in excess of the Change Order Allowance shall not be authorized under this Amendment and shall require separate approval by the Orange County Board of

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County Commissioners prior to Tenant's obligation to fund or reimburse such additional costs.

5. **Effective Date.** The effective date of this First Amendment (the "Effective Date") shall be the later of the date this First Amendment is approved by the Orange County Board of County Commissioners or executed by the Parties.

6. **Complete Agreement.** This First Amendment constitutes the complete agreement between the parties hereto and incorporates all prior discussions, agreements, and representations made in regard to the matters set forth herein. All terms and conditions of the original lease remain in full force and effect. This First Amendment may not be amended, modified, or changed, except by, in writing, to be signed by the party to be changed with said amendment, change, or modification.

7. **Counterparts and Electronic Documents.** This First Amendment may be executed in one or more counterparts, each of which will constitute and original, and all of which together shall constitute one and the same agreement, provided, however, the First Amendment shall not be effective until fully executed by both parties. Executed copies must be physically signed, no electronic signature will be accepted. Executed copies may be delivered by mail, e-mail, or in person, and upon receipt, shall be deemed original and binding upon the parties hereto.

8. **Time of the Essence.** The undersigned acknowledge and agree that time is of the essence of this First Amendment.

9. **Valid Authority and Binding on Successors and Assigns.** The Undersigned acknowledge that they have the power to bind the parties hereto to this First Amendment. All the covenants and agreements of the parties hereinabove shall apply to and bind the parties, their agents, successors, and assigns.

10. **Severability.** In the event that any one or more of the provisions contained in this First Amendment shall for any reason be held to be invalid, illegal, or unenforceable in any respect, the same shall not affect or impair the validity, illegality, or unenforceability of any other provision of this First Amendment and a valid, legal, and enforceable provision shall be agreed upon by the Parties and become a part of this Agreement in lieu of the invalid, illegal, or unenforceable provision. In the event that a valid, legal, and unenforceable provision cannot be crafted, then this First Amendment shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein. To that end, this First Amendment is declared severable.

11. **Offer and Acceptance.** Submission of First Amendment shall not be deemed to be an offer of acceptance to modify any of the terms of the Lease and Landlord shall not be bound hereby until Landlord has delivered to Tenant, or to Tenant's designated agent a fully executed copy of this First Amendment, fully executed by both of the parties, the spaces herein provided. Per section 22.2 of the Lease Orange County's Real Estate Management Division, acting through its Manager or such a Manager's Designee, is authorized to approve this First Amendment to Lease.

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IN WITNESS WHEREOF, Landlord and Tenant have caused this “First Amendment to Lease Agreement” to be signed and executed by their respective officers and parties thereunto duly authorized to be effective as of the First Amendment Effective Date.

“Landlord”
PYRAMID PROPERTIES III, LLC.
a Florida Limited Liability Company

By: _____
J. Wallace Henderson

Title: Managing Partner

Date: 12/22/25

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IN WITNESS WHEREOF, Landlord and Tenant have caused this “First Amendment to Lease Agreement” to be signed and executed by their respective officers and parties thereunto duly authorized to be effective as of the First Amendment Effective Date.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners



By: Brynni Brooks

Jerry L. Demings
Orange County Mayor

Date: 13 January 2026

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk to the Board of County Commissioners

By: Jennifer Lara-Klimetz
Deputy Clerk

Printed Name: Jennifer Lara-Klimetz

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EXHIBIT F-1-A

Tenant Improvements Approved Budget

Pyramid Properties III

**Orange County Facilities Maintenance - 4548 Parkbreeze Court
Orlando, Florida 32808**

General Conditions

Architect	\$25,000
Engineer	\$35,000
Printing	\$3 ,500
Construction Manager/Superintendent	\$88,299
Insurance	\$21,389
*Permits	\$15,000

[*Permits: This amount may be changed based on drawings and has to be approved and agreed upon by both parties]

Construction Work

Framing/Walls	\$297,092
Demolition/disposal/cleanup	
Scaffolding/lifts	
Mobilization of materials	
Metal stud framing	
Fasteners/anchors/backing	
Insulation for walls	
Drywall hanging/taping/finishing	
Stucco repair/door openings	\$15,900
Saw cut openings	
Remove/discard of debris	
Repairs to walls/stucco	
Caulk/Paint	
Electric	\$288,541
Demolition/disposal/cleanup	

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Scaffolding/lifts
Mobilization of materials
Rough-in:
 Conduits/boxes/wiring/fasteners
 Wiring of all panels affected
 Rewiring of Generator
 Wiring of all switches/devices
 Trim out

Plumbing	\$96,500
Demolition/disposal/cleanup	
Scaffolding/lifts	
Mobilization of materials	
Rough-in: Pipes/fittings/valves/supports	
Underground piping	
PVC Vacuum system	
Install toilets/sinks/faucets/mop sink	
Eyewash/water heater/etc.	
Toilet partitions/fixtures – red	\$19,080
Demolition/disposal/cleanup	
Install new partitions/hardware	
Restroom accessories	\$9,520
Demolition/disposal/cleanup	
Install new accessories	
Doors/Door Frames	\$38,500
Includes new storefront	
Demolition/disposal/cleanup	
Includes new storefront	
Mobilization of materials	
Installation	
Overhead doors	\$9,500
Two pull chain, one electrified	
Opening existing OH doors	
Make operable/replace if necessary	
Concrete cutting/pourback	\$18,000
Saw cut openings	
Remove/discard of debris	
Rebar reinforcing rods/sealants	
Pourback	
Fire Extinguishers	\$3,600

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New fire cabinets/extinguishers installed Relocate/reuse if able to	
Fire Sprinklers	\$127,561
Demolition/disposal/cleanup	
Scaffolding/lifts	
Mobilization of materials	
Raise heads/install new where applicable	
New escutcheons	
Drain/text systems	
Fire Alarm	\$51,650
Demolition/disposal/cleanup	
Scaffolding/lifts	
Mobilization of materials	
Install - Duct Detectors/Pull stations/Horn	
Stobes/relays/fire wires where needed	
Test system	
Ceilings - Grid/Insulation/Tile	\$167,452
Demolition/disposal/cleanup	
Scaffolding/lifts	
Mobilization of materials	
Install - grid/insulation/ceiling tiles	
Painting	\$49,325
Minor patching	
Caulking of all cracks/door frames/etc.	
One coat of primer	
Two finish coats of specified paint	
Clean up/disposal of materials	
Flooring demo	\$18,447
Demolition/disposal/cleanup	
Flooring prep	\$7,500
(rough estimate as we do not know what is under floor)	
Cleaning all debris from floor	
Skim coat areas with leveling compound	
Flooring seal	\$25,000
(rough estimate - no specs on what sealer to use)	
Cleaning all debris from floor	
Seal with two coats of specified material	
Flooring material/install	\$50,000
Mobilization of materials	

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Installation of specified materials	
HVAC Ducting	\$164,162
Demolition/disposal/cleanup	
Scaffolding/lifts	
Mobilization of materials	
Install of new ductwork	
Install of new supply/return grilles	
clean up/disposal of materials	
Roof supports/sealing	\$10,000
Includes supports for new required 10-ton HVAC unit	
Angle iron welded to support new larger HVAC	
Seal all HVAC openings after removal of old unit	
Millwork - Breakroom	\$21,925
Demolition/disposal/cleanup	
Mobilization of materials	
Install millwork	
Clean up/disposal of materials	
Millwork - Carpenter shop	\$22,485
Demolition/disposal/cleanup	
Mobilization of materials	
Install millwork	
Clean up/disposal of materials	
Millwork - Restrooms	\$15,850
Demolition/disposal/cleanup	
Mobilization of materials	
Install millwork	
Clean up/disposal of materials	
Landscape rear areas - LANDLORD RESPONSIBILITY --	
In accordance with Lease Document	
Cut back trees/bushes along building/fence line	
Remove/discard of debris	
Parking Lot restripe - LANDLORD RESPONSIBILITY -	
In accordance with Lease Document	
Seal coat and stripe parking lot	
Mark handicap spots accordingly	
Redo all worn/cracked bumpers	
Clean up	\$15,000
Ongoing cleaning of space during construction	

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Final cleanup of entire space	
Dumpster	\$21,000
Drop off/pick up of all debris generated	
Will clean areas accordingly	
Miscellaneous	\$40,000
 <i>Subtotal</i>	 \$1,804,278
<i>Overhead 5%</i>	<i>\$ 90,214</i>
<i>Profit 7%</i>	<i>\$ 132,614</i>
<u>Change Orders</u>	<u>\$ 75,000</u>
<u>Total Budget</u>	<u>\$2,102,105.92</u>

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EXHIBIT F-1-B

Site Floor Plans

