

Exhibit C

Compensation

Polk County Sheriff's Office - Polk County Joint-use
Warehouse & Facilities Management Administration Building

Compensation for Professional Services

The Lunz Group will provide professional services on a lump sum basis. Client will pay The Lunz Group a fee of **\$1,117,825.00** including allowances. The base building design fee is 6.15% based on the anticipated \$15,000,000 vertical building cost. The percentage is in line with the Department of Management Services (State of Florida) Fee Curve. Invoices shall be issued monthly based on a percent complete basis. Changes to the scope of work including changes to previously approved documents, project schedule, project scope, project budget, or scope of services will result in additional services. The additional services will be performed at the hourly rates below or for an agreed upon lump sum.

Lump Sum Fee Breakdown

Architectural & Engineering

a. Concept Design	\$ 84,575.00
b. Schematic Design	\$139,375.00
c. Design Development	\$276,750.00
d. Construction Documentation	\$276,750.00
e. Bidding/ Permitting Phase Services	\$ 1,000.00
f. Construction Administration Phase Services	\$137,375.00
Base Building Design Sub-Total:	\$915,825.00

Site Design

g. Meetings & Coordination	\$ 10,000.00
h. Pre-application Meetings	\$ 2,500.00
i. Site Research/ Concept Plan	\$ 8,750.00
j. Site Coordination (A/MEP/Structural)	\$ 15,000.00
k. Civil Site – Schematic Design	\$ 17,750.00
l. Design Development	\$ 26,000.00
m. Civil Construction Documents	\$ 26,500.00
n. Civil Site Permitting	\$ 12,000.00
o. Geotechnical Engineering	\$ 15,000.00
p. Limited Construction Administration Services	\$ 18,500.00
Site Design Sub-Total	\$152,000.00
Site Design & Architectural & Engineering Sub-total	\$1,067,825.00

Allowances (Additional Services)

Allowances	\$50,000.00
Allowance Sub-Total	\$50,000.00
Total Fee with Allowances	\$1,117,825.00

Potential Services for Allowances:

This list is not inclusive of all potential services and the services are not limited to these described below.

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| - Signal Warrant Analysis | - Sand Skins Surveys |
| - Wetland JD/ Endangered Species Survey | - Water Source Evaluation |
| - Polk County Required Flood Study | - Major Traffic Analysis (TIA) |
| - SUE – (including Level B and A) | - Wayfinding |
| - Intersection Control Evaluation | - Cultural Resource Assessment |
| - Gopher Tortoise Relocation/ Permitting | - Impact Fee Analysis |
| - CCD/CO revisions after approved submissions | - Environmental Site Assessments |
| - Detailed Quantity Surveys | - LEED/ WELL/ Green Globe Certification |
| - Life Cycle Cost analysis | - BIM Model with LOD higher than 300 |
| - Specialty Lighting | - Record Drawings |
| - MOT plans | - Marketing/ Lease Brochures |

Reimbursable Expenses

Reimbursable Expenses are expenses incurred by The Lunz Group and The Lunz Group's consultants that are not included in the fee shall be billed per Polk County Policy.

Fast Track Process

In the event the Client chooses to take advantage of the potential time and cost savings benefits of fast-track processes, Client acknowledges that it has been advised that the Project will be affected. Some of the effects include the necessity of making early or premature commitments to design decisions and the issuance of incomplete and uncoordinated Construction Documents for permitting, bidding, and construction purposes. Client acknowledges that the Project will likely require associated coordination, design, and redesign of parts of the Project after Construction Documents are issued and the Construction Contract is executed and may require removal of work-in-place, all which events may cause an increase in the Cost of the Work and/or an extension of the Project construction schedule. Therefore, Client acknowledges the necessity of including sufficient contingencies in the budget for the Cost of the Work to account for additional costs and construction schedule extensions arising from fast-track processes.