



PROGRAM MANAGEMENT SERVICES

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Executive Summary



WE UNDERSTAND how nonprofits and churches often face significant challenges when it comes to building and renovating facilities that align with their mission and vision. Third Lens specializes in providing program management services to Christian nonprofits and churches, and we have a passion for helping our partners create spaces that reflect their vision and long-term growth goals.

We believe that partnering with an experienced design and construction team can make a significant difference in the success of your project. By allowing us to take on the challenges and burdens of the development process, you and your staff can focus on the core competencies of leading your respective organizations, operations management, and fundraising efforts.

At Third Lens, we understand the unique needs and challenges of faith-based nonprofits and churches. We work closely with our ministry partners to develop customized solutions that meet specific needs and budgetary constraints. Our team has experience and expertise in managing complex projects from conception to completion, ensuring that every detail is carefully considered and executed.

Third Lens is committed to providing industry-leading construction management services, and delivering projects on time, within budget, and with exceptional quality. We believe that our focus on transparency, communication, and collaboration sets us apart, and our team is confident that we can help your organization achieve its project goals.

Thank you for considering Third Lens as your trusted partner for program management, design, and construction services. We look forward to the opportunity to work with you and your leadership to create a built environment that reflects your mission and vision.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Brian P. O'Neil". The signature is fluid and cursive, with a large initial "B" and "O".

Brian P. O'Neil
President + CEO, Third Lens

ORGANIZATIONAL OVERVIEW



Our Story

THIRD LENS WAS STARTED IN 2009 WITH A VISION TO change how nonprofits and churches approach the building process. Too often we saw founders, executive directors, and pastors struggle with managing a project from concept to completion. At the same time, we saw professionals in the architecture, engineering, and construction industries longing for ways to use their unique gifts to make an eternal difference through volunteerism and servant leadership.

For the first few years, a handful of board members and loyal volunteers donated their time, talent, and treasure to oversee a couple of projects each year. The Board realized that God was calling Third Lens to help more ministries, and in 2016, Brian O'Neil was hired full-time to lead the organization into a new season. Quickly, we saw our project load increase to dozens of projects being managed each year, and we began to hire talented staff to oversee the portfolio.

What started as an avenue for like-minded individuals to do good works has become a platform for global impact. Today, our staff of 15 is managing over \$200 million in projects across the globe.

OUR PURPOSE To take on the challenges of construction on behalf of nonprofit leaders, engage industry professionals in volunteerism, and steward the resources invested in the mission field.

OUR MISSION To design and build environments of healing, empowerment, and redemption.

OUR VISION To connect people to eternity through the built environment and share lasting hope with the nations.

OUR CORE VALUES Our Core Values define the enduring character of Third Lens. They are the timeless guiding principles that will remain the same as our organization evolves. Our values guide every decision we make. Our team is committed to being the embodiment of our values.



Our Values

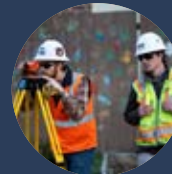
IN JESUS' NAME

John 14:13-14 | We work with an eternal perspective – sharing the way, the truth, and the life that is found only in Jesus. The true measure of our labor is not on earth, but in Heaven.



EFFECTIVE COLLABORATION

Romans 12:4-6 | We work with partners for mutual benefit – joined for a common cause as we go further, faster, together. Effective collaboration prioritizes the best qualities of all parties.



COMMITMENT TO EXCELLENCE

Colossians 3:23-24 | We work with a process-driven mindset – with results that exhibit consistency, precision, resourcefulness, and initiative. Never satisfied with yesterday's best.



Where Construction + Design Intersect Ministry

THIRD LENS ALLEVIATES THE DAY-TO-DAY CHALLENGES and burdens of managing a construction project from ministry leaders, pastors, and board members, so they can focus on executing the mission and vision of their respective organizations. Our staff of seasoned industry veterans has decades of experience and expertise in the construction, design, development, and planning of building projects. Utilizing standard industry practices and cutting-edge technology, we put our Ministry Partners in positions of success for launching capital campaigns and complete their projects on time and within budget.

Our Model

Third Lens helps churches and ministries with the construction and design process through program management services. Our ministry model includes a three-prong approach:

- 1** | Provide nonprofits and churches (Ministry Partners) with world-class professional services related to the development of facilities and real estate.
- 2** | Engage professionals in the construction and design sectors (Industry Partners) in service, volunteerism, and giving.
- 3** | Mitigate project-related risks on behalf of donors (Funding Partners) and prepare high quality reports and communication for stakeholder relations.

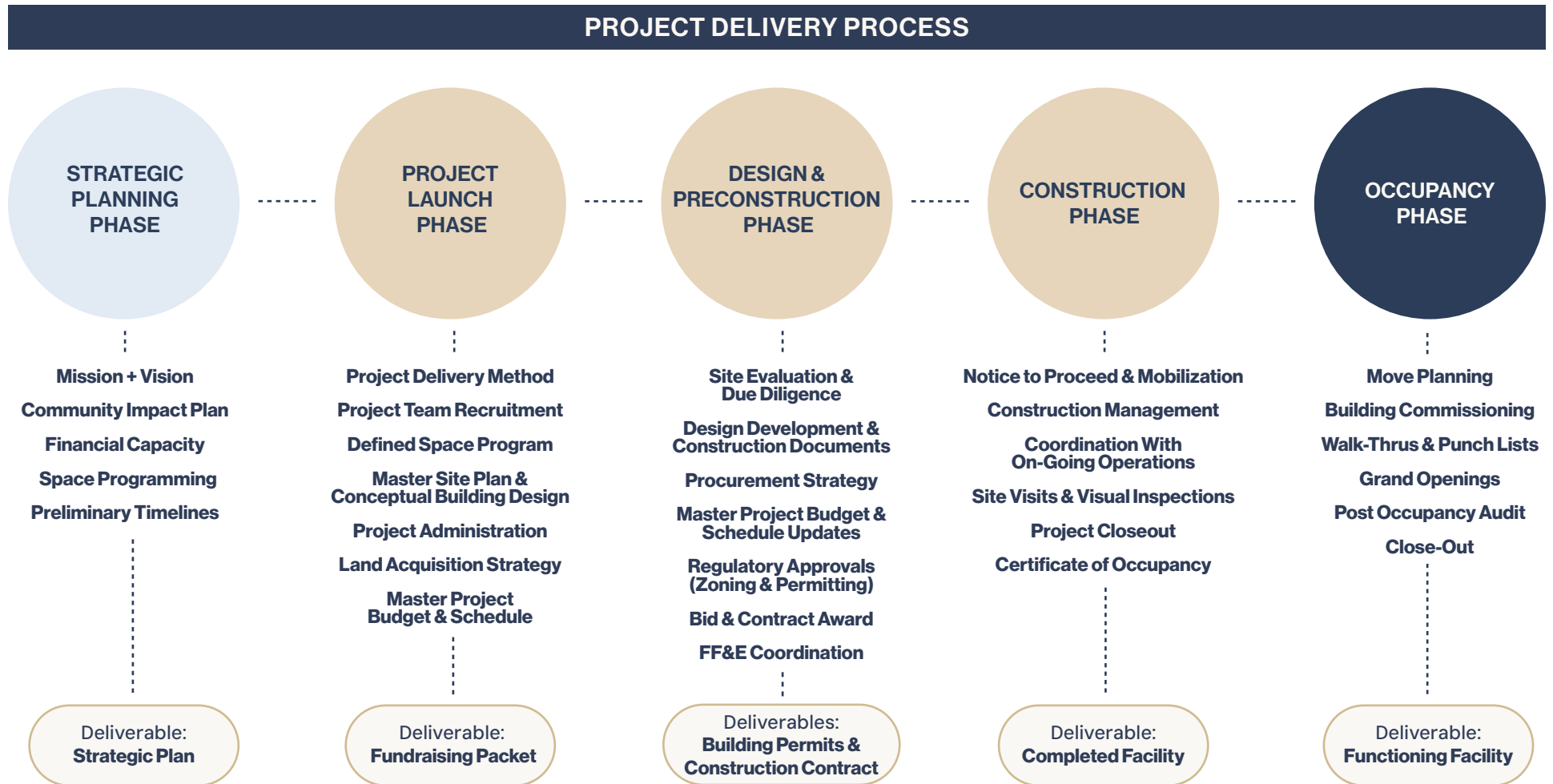


Project Leadership

THIRD LENS LEADS its ministry and church partners with the sole focus on guiding them through the entire building process from concept to ribbon cutting. We guide our partners step-by-step in preparation to launch their capital campaign and lead the project team through design, permitting, and construction. Third Lens has become an industry leader in providing program/construction management services to nonprofits and faith-based organizations, at a significant savings.

Project Delivery Process

THIRD LENS HAS DEVELOPED A MULTI-PHASE PROCESS for delivering each stage of a project's life cycle in a timely and organized manner. Our staff members are people of process. It's the lifeblood of how we operate our ministry and how we lead our partners through the building process. It's more than checklists and action items. The Third Lens Process leads to the success of projects while reducing risk along the way. Our team has taken industry best practices and infused them into mission-based projects across the globe.



Our Leadership

Board of Directors



Ryan Austin
President
Hoar Program
Management



Jack Godfrey
President
Greater Georgia
Concrete



Artis Johnson
President
Johnson Construction
Services



Mark LeCraw
VP of Engineering
Gaskins + LeCraw



Katie Leonard
VP of Real Estate
Pratt Industries



Bill McMahon
COO
Third Lens



Brian O'Neil
President & CEO
Third Lens



Brent Reid
President
Winter Construction



Tom Rhodes
Principal
Bradfield, Richards,
Rhodes & Associates

Our Staff



Offices in

- ▶ ATLANTA (HQ)
 - ▶ AUBURN
 - ▶ NAIROBI
 - ▶ BIRMINGHAM
 - ▶ HUNTSVILLE
 - ▶ JACKSONVILLE
-

SERVICES



Program Management

PROGRAM MANAGEMENT SERVICES for a construction project involve the management of all facets of single buildings, entire campuses, or a portfolio of related projects to achieve the organization's objectives. Program Management encompasses the entire development process from concept and vision through move-in and ribbon cuttings. The program manager is responsible for coordinating and integrating all aspects of the projects, including planning, design, construction, and commissioning, to ensure that they are delivered on time, within budget, and to the required quality standards. Our team of trained professionals have decades of experience and expertise in construction working with for-profit and non-profit organizations. Our services are provided in whole or a la carte based on the individual needs of each partner. Third Lens provides a wide array of services to help our clients take next steps with their project.



Overall, Program Management services for a construction project provide ministry partners with a comprehensive approach to managing all phases of the project(s). By leveraging their expertise in project management, risk management, resource management, and stakeholder management, program managers can help leadership achieve their program objectives and deliver successful construction projects.

The Key Responsibilities of a Program Manager Include:

1 PROGRAM PLANNING:

Works with the client to establish program goals, develop program objectives, and define the scope of work for each project within the program.

2 PROJECT COORDINATION:

Coordinates the planning, design, and construction of each project within the program to ensure that they are aligned with program objectives and that there are no conflicts or overlaps.

3 RISK MANAGEMENT:

Identifies potential risks to the program and develops risk management strategies to mitigate their impact on the program.

4 RESOURCE MANAGEMENT:

Oversees the allocation of resources, including personnel, equipment, and materials, to ensure that they are used efficiently and effectively across all projects within the program.

5 STAKEHOLDER MANAGEMENT:

Engages with stakeholders, including the organization's leadership, project teams, and regulatory authorities, to ensure that their requirements and expectations are met.

6 PROGRAM REPORTING:

Provides regular program status reports to the client and other stakeholders, including progress against program objectives, budget status, and risks.

Project Launch

FOR PROJECTS at the very inception of the development process, Project Launch is the ideal next step. Project Launch includes all the steps necessary to launch a capital campaign. Our team works with the partner to clearly define the project's program, success criteria, schedule, and financial feasibility. Third Lens helps build the project team through its network of architecture, engineering, construction, and real estate partners. Once the project team is in place, the conceptual design process begins. The design team's key deliverables include a site plan, floor plans, and renderings. These conceptual drawings are then used by local construction professionals to estimate the buildings costs and develop a master project budget. Our graphic design team then compiles all this information into a pitch deck to be used in the capital campaign as a fundraising collateral piece.

OUR PROJECT LAUNCH SERVICES INCLUDE:

- › Program Planning
- › Master Budgeting
- › Design Management
- › Value Engineering
- › Conceptual Estimating
- › Fundraising Strategy
- › Master Scheduling
- › Selection and Management of Project Team
- › Constructibility Review
- › Delivery System Evaluations
- › Project Phasing
- › Graphic Design



VIEW OUR PORTFOLIO



DOWNLOAD PROJECT LAUNCH ARTICLE

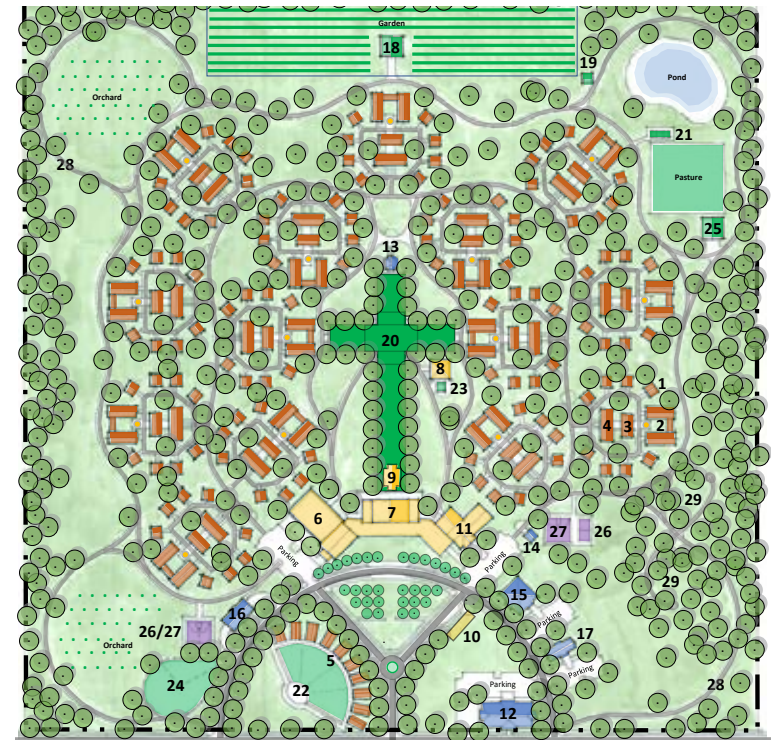


Hope Street

Restoration Rome

Funding Initiative

Funding Package Example



Master Plan Example

Construction Management

CONSTRUCTION MANAGEMENT involves overseeing and coordinating all aspects of a construction project on behalf of the owner, ensuring its successful completion while minimizing risks and maximizing efficiency. As a construction manager, Third Lens acts as a trusted advisor and advocate for the partner, providing expertise in areas such as budgeting, scheduling, procurement, and quality control.

We work closely with architects, engineers, contractors, and other stakeholders to develop and execute a comprehensive plan, ensuring that the project aligns with the ministry's goals, complies with regulations, and meets the needs of the community it serves.

Some of our team's responsibilities include managing the bidding and selection process, monitoring progress, resolving issues, overseeing safety and compliance, and delivering the project on time and within budget. By effectively managing the construction process on your behalf, we enable nonprofit leaders to focus on mission, maximize resources and impact, create a positive impact on the local economy, and provide a safe and functional facility for your community.



OUR CONSTRUCTION MANAGEMENT SERVICES INCLUDE:

- › Project Leadership
- › Selection and Management of the Project Team
- › Recommendation of Project Delivery Solutions
- › Development of Project Management Plan
- › Master Project Budget
- › Master Project Schedule
- › Project Phasing
- › Design Management
- › Design & Constructibility Reviews
- › Project Communications & Reporting
- › Bid Package Strategy & Management
- › Procurement Strategy
- › Contract Negotiations
- › Quality Assurance

Owner's Representation

OWNER'S REPRESENTATIVES act as the nonprofit organization's trusted advisor and advocate on leadership's behalf throughout the entire construction process. As an Owner's Representative, Third Lens provides expertise, guidance, and oversight on behalf of the ministry partner, ensuring that their interests are protected and their goals are achieved. Our team works closely with the project team and other stakeholders to ensure that the project is executed smoothly, efficiently, and in line with the organization's vision.

We bring extensive knowledge and experience in construction management, while also helping to bridge the gap between the organization's goals and the complexities of the construction industry. Our expertise enables nonprofit leaders to focus on their core mission while having the peace of mind that their construction project is in capable hands.

Ultimately, partnering with Third Lens ensures that the organization's interests are protected, risks are mitigated, and the project is successfully delivered, allowing the ministry to fulfill its mission and increase the positive impact in the community it serves.



OUR OWNER'S REPRESENTATION SERVICES INCLUDE:

- › Project Planning
- › Design Management
- › Contractor Selection
- › Construction Oversight
- › Risk Management
- › Cost Control
- › Contract Administration
- › Quality Assurance
- › Reporting



Project Team



Brian O'Neil
President & CEO

Brian has an extensive background in program management, finance, real estate development, business development, and construction. He serves as President & CEO of Third Lens, a non-profit corporation that provides program management services to humanitarian projects. Early in his career, Brian spent nearly 10 years in the banking industry before transitioning into non-profit and program management work. His diverse background has helped grow Third Lens' international presence in over 20 countries. Brian is a member of C12 and has spoken at several national conferences on program management, affordable housing, and non-profit leadership.

EDUCATION

Auburn University | Bachelor's in International Business

RESUME

Third Lens | President & CEO (Aug 2016–Present)

Third Lens | Director of Operations (June 2010–Aug 2016)

Orange and Blue Management | Managing Partner (July 2011–Present)

PAST PROJECTS

City of Refuge (Atlanta, GA): 345 Chappell Affordable Housing \$3.2MM

True Deliverance Holiness Church (Auburn, AL): Community Center \$1.9MM

House of Cherith (Atlanta, GA): Housing for Trafficking Survivors \$710MM

Living Room International (Eldoret, Kenya): Hospital Addition \$545MM

Valley Light Home (Maai Mahiu, Kenya): Children's Home \$1.1MM

myLIFEspeaks (Neply, Haiti): Special Needs School \$923MM

Plywood People (Atlanta, GA): Coworking and Event Space \$1.67MM

Life in Abundance (Karen, Kenya): Global Headquarters & Guesthouse \$2.8MM



Bill McMahon
COO

Bill has amassed 30 years of diverse operational, sales, organizational, and financial management experience in both the for-profit and not-for-profit arenas. Bill's talents are primarily centered around operations and financial management. He has been described as process-oriented, a team builder, a collaborator, an excellent listener and an effective manager. During his career he has held titles of Field Engineer, Project Engineer, Senior Program Manager, Regional Manager, COO/CFO, and President/COO.

EDUCATION

Auburn University | Bachelor's in Building Construction

RESUME

Accelerate Advisory Group, LLC | Founder, President and CEO (Jan 2019–Present)

EPIC Media Partners | COO (Feb 2019–Aug 2020)

Scott Dawson Evangelistic Association | COO/CFO (Nov 2013–Jan 2019)

KLMK Group LLC | Co-Founder, President and COO (Feb 2002–Sep 2013)

PAST PROJECTS

Children's of Alabama (Birmingham, AL): \$450MM pediatric hospital in downtown Birmingham.

All Children's Hospital (St. Petersburg, FL): \$350MM New children's hospital

Owensboro Regional Medical Center (Owensboro, KY): \$200MM Hospital project



Project Team



Blake Oliver
Program Manager

Blake initially joined our team as a PM Fellow in Kenya, as a “boots on the ground” tenure, eager to see how God is moving overseas. After earning degrees in Civil Engineering and Construction Management from the University of Florida, he has had 8 years of construction experience in the federal, medical, affordable housing, and historical renovation types. This included traveling with an Integrated Design-Build company on projects with Scope complexity and large diverse teams, to working locally with a relationship-driven General Contractor, in the form of a Project Manager and then Superintendent role.

EDUCATION

University of Florida | BS Civil Engineering & Masters Building Construction

RESUME

Auld & White Constructors | Superintendent & Assistant Project Manager (Feb 2018–Dec 2021)

The Haskell Company | Assistant Project Manager (Jan 2014–Jan 2018)

PAST PROJECTS

Valley Light Home (Maai Mahiu, Kenya): Children’s Home \$1.1MM

Living Room International (Eldoret, Kenya): Hospital Addition \$545MM

MV-22 Aviation Complex - MCAS New River (Jacksonville NC): Design-Build \$161MM for NAVFAC to create the world’s largest Marine Corps facility

U.S. Coast Guard Rebuild Station Sandy Hook (Highlands NJ): Design-Build \$48MM for Facilities Design & Construction Center (FDCC) to rebuild Station Sandy Hook

Medical Office Building III Core & Shell New Construction (Florida): \$11.8MM new construction; four-story 100,000 sf medical office building



April Simons, P.E.
Program Manager

April serves as a Program Manager focusing primarily on Third Lens’ projects in the Southeast. She comes to Third Lens with 12 years of professional experience split between Project Management with the Department of Defense and Assistant Professor in Auburn University’s McWhorter School of Building Science. April has a passion for helping ministries with the technical aspects of construction so they may focus fully on their unique callings.

EDUCATION & CREDENTIALS

Auburn University | Bachelor’s of Civil Engineering, Masters of Civil Engineering

Licensed Professional Engineer (PE), State of Alabama

RESUME

Auburn University | Assistant Professor (Aug 2016–Jan 2023)

US Army Corps of Engineers | Civil Engineer and Project Engineer (Jan 2011–July 2016)

PAST PROJECTS

White Elementary School (Fort Benning, GA): 109,000 sf Elementary School, new construction, \$32MM, LEED Silver.

Building 3240, Training Barracks Upgrade (Fort Benning, GA): Soldier Housing, Training, Classroom and Admin Space; 222,800 sf, \$35MM Renovation; LEED Silver

New City Church (Lawrenceville, GA): 7,117 sf renovation; Church gymnasium and classroom/office spaces; \$1.8MM renovation.



Project Team



Ed Wright
Program Manager

Experienced multi-family development consultant with a 30+ year history of working for leading companies in the industry. Extensive experience in all aspects of multi-family development and construction from site selection through lease-up in markets throughout the southern United States.

EDUCATION

Auburn University | Bachelor's in Building Sciences/Technology

RESUME

- Mid-America Apartment Communities** | EVP – Development (Oct 2013–Mar 2017)
- Colonial Properties Trust** | EVP – Development & Construction (Jan 2001–Sept 2013)
- Berkshire Realty LLC** | Development Manager (Jun 1993–Jun 1997)
- Post Properties** | Assistant Superintendent & Associate Program Manager (Jun 1985–Jun 1993)

PAST PROJECTS

- Involved in the development and construction** of over \$1.5 billion worth of multifamily housing in major MSA's throughout the Southern US over 35 year career
- Colonial Town Park Mixed Use Development (Town Park Orlando):** Mixed use project in Orlando.
- Post Chastain Apartments (Atlanta):** Mixed use project in Atlanta.
- Colonial Desert Visista Apartments (Las Vegas):** Mixed use project in Las Vegas.
- Christian City (Union City, GA):** Life Lease program for youth housing; 20 units (homes), 10 duplex buildings, \$7.3MM



Allan Mwangi
Architect/Program Manager

Allan is a registered architect practicing out of Nairobi, Kenya for the last 15 years. He started working with Third Lens officially in June 2021 although he worked on at least two projects where Third Lens was involved prior to that. Currently, He is the designated architect for most Third Lens projects in Africa including Kenya, Eswatini, Zambia, and Uganda. Allan is also in charge of managing the construction process on the ground as he assists with permitting, putting together a consultants' team and getting the right contractor on board.

EDUCATION & CREDENTIALS

- University of Nairobi** | Bachelor's of Architecture
- United States International University** | Bachelor's of Science in Applied Computer Technology
- Registered member of BORAQS** (Board of Registration of Architects and Quantity Surveyors)
- Registered member of AAK** (Architectural Association of Kenya)
- Registered member of USA** (Uganda Society of Architects)

PAST PROJECTS

- Valley Light Home (Maai Mahiu, Kenya):** Children's Home \$1.1MM
- Living Room International (Eldoret, Kenya):** Hospital Addition \$545MM
- Proposed High School for EduKenya (Mitaboni, Kenya):** Master plan and architectural design of high school campus on 15-acre site. \$6MM construction budget.
- Life in Abundance (Karen, Kenya):** Global Headquarters & Guesthouse \$2.8MM



Project Team



Chase Barbrey
Program Manager

Chase serves as a program manager and adds nearly 20 years of experience to the team. He worked in healthcare construction for 7 years before moving to Gulu, Uganda with his wife as missionaries leading construction for Four Corners Ministries. In 2016, they moved to Jacmel, Haiti and served as missionaries there leading construction

for Future Generations International Missions. Chase and his family moved back to the U.S. in July of 2023 and joined Third Lens Ministries to advance God's kingdom through helping other ministries with construction management.

EDUCATION

Auburn University | Bachelor's of Building Science

RESUME

Future Question International | Construction Manager (Mar 2017–Current)

Four Corners Ministries | Construction Manager (Aug 2013–Dec 2016)

BL Harbert | Superintendent (Oct 2012–July 2013)

PAST PROJECTS

Archbold Hospital North Tower (Thomasville, GA): 245,000 sf \$90 million medical facility.

Four Corners Ministries Campus (Paicho, Uganda): 100-acre campus that includes, Church, Medical Center, School, Clinic, Staff Housing, Grist Mill, Women's Refuge Center, Pastor Training Center Production Well, and Piggery

Sozo Children's Ministry (Entebbe, Uganda): New and existing campus that includes medical clinic, maternity ward, staff housing, school, student housing, guest house, vocational school, soccer fields, basketball courts, and volleyball courts.

Snowbird Wilderness Outfitters (Andrews, NC): Master plan and expansion of existing youth camp.



Alec Winkle
Project Coordinator

Alec is a new team member following the Lord's call to serve in Eswatini, Africa. He earned a bachelor's degree from The College of William and Mary and began his career in construction management immediately after. While pursuing his degree, Alec began working in construction as a carpenter during his time off from

school and quickly found his passion for construction. In the last five years, he has gained experience both in the field and in management of residential construction. He has been adamant about finding a way to do what he loves for a greater purpose, and the Lord connected him with Third Lens to do just that. In February of 2023, Alec joined our team and moved to Eswatini, Africa to be the on-site manager for Heart for Africa's Project Canaan. He is currently working on five major housing projects for Project Canaan's staff, children, and volunteers. He is also working on an addition to the Primary School and a vocational training center.

EDUCATION

William and Mary | Bachelor's of Kinesiology

RESUME

Stanley Martin Homes | Assistant Construction Manager

PAST PROJECTS

HFA Staff Housing (Project Canaan, Eswatini): 365 m2, housing complex, \$178M budget.

Lusito Training Center (Project Canaan, Eswatini): 800 m2, vocational training and mechanic shop.

HFA Emseni 8 & 9 (Project Canaan, Eswatini): 1,170 m2 boys dormitories for Project Canaan children.



Project Team



David Robie
Project Coordinator

David serves on our team as a Project Manager. He has over 40 years of experience in technology sales and information technology project management. His experience includes work with the commercial engineering industry, the Department of Defense, and NASA. Throughout this time, he has served in many diverse mission and faith based non-profit leadership

positions. David combines this passion for kingdom work and experience in helping make project dreams come true to serve at Third Lens. David graduated from the University of Memphis with a degree in Business and has an MBA from the University of Alabama in Huntsville. He also maintains a Project Management Professional (PMP) certification. David and his wife Karen have two children and reside in Madison, Alabama and worship at Asbury Church.

EDUCATION & CREDENTIALS

University of Memphis | BBA

University of Alabama Huntsville | MBA

Project Management Institute | PMP Certification

RESUME

KBR, Inc. | Program Analyst (Sept 2016–Nov 2023)

PAST PROJECTS

Life in Abundance Center (Mandeville, Jamaica): Redevelopment plan for 9 building training center on 10-acre campus.

Huntsville Community of Hope Conceptual Design (Huntsville, AL): 50-acre, Master Planned Community for self-sustaining, formerly homeless individuals.

Multiple major projects with the Department of Defense and NASA



Caleb Murphree
Director of Marketing

Caleb has been leading Third Lens' creative team and internships since 2020. Working with a team of graphic designers, he engages with Ministry partners to design and publish fundraising packages. Experienced in both the ministry leadership and marketing fields, he specializes in connecting strategy to storytelling.

EDUCATION

Auburn University | Bachelor's of Liberal Arts, Communication

Highlands College | Ministry Leadership



Lael White
Graphic Designer

Lael has been working with Third Lens' creative team since January 2023. She has worked on a wide range of creative pieces for Third Lens including logo design and branding to website design. She thrives with the Third Lens team getting to combine her love for people and communications with her love for design.

EDUCATION

University of Georgia | Advertising and Interdisciplinary Art with an emphasis in Graphic Design

WHY THIRD LENS



Risks of a Construction Project

CONSTRUCTION PROJECTS are complex and messy, which exposes a nonprofit or church to numerous risks. Regardless of level of experience with building, construction entails mitigating each of these risks wherever possible.



Overall, construction projects are fraught with risks that can impact the project's success, cost, and schedule. It is essential to identify and manage these risks through effective project management strategies and contingency planning to mitigate their impact on the project.

Most common risks include:

- 1 COST OVERRUNS:**
Unexpected cost increases can occur due to unforeseen circumstances, such as changes in the project scope or increases in material and labor costs.
- 2 DESIGN FLAWS:**
Errors or omissions in the project design can result in rework, project delays, and additional costs.
- 3 SCHEDULE & DELIVERY DATES:**
Delays in the project schedule can occur due to factors such as bad weather, equipment breakdowns, and labor shortages. Failure to complete the project on schedule may result in operational delays and loss of donor support.
- 4 POOR QUALITY:**
Substandard workmanship, defective materials, or inadequate quality control processes can result in construction defects and impact the project's performance and durability.
- 5 SAFETY:**
Construction sites can be hazardous environments, with risks such as falls from heights, electrical hazards, and accidents involving heavy machinery.
- 6 SUPPLY CHAIN BREAKDOWNS:**
Delays or disruptions in the supply chain, such as delays in the delivery of materials or equipment, can impact the project schedule and increase costs.
- 7 REGULATORY OVERSIGHT:**
Failure to comply with building codes, zoning regulations, and environmental regulations can result in penalties, fines, or even project shutdowns.
- 8 LEGAL IMPACT:**
Contract disputes, claims, and litigation can arise during or after the construction project, resulting in additional costs and project delays.

Risks of Managing Internally

WHILE IT IS POSSIBLE for a ministry or church to manage their own construction project, there are several risks associated with doing so.

Most common risks include:

1 LACK OF EXPERTISE:

Pastors and ministry leaders generally who lack construction experience may not have the knowledge and skills needed to manage a construction project effectively. This can result in poor decision-making, inadequate planning, and failure to identify and mitigate risks.

2 TIME COMMITMENT:

Managing a construction project can be time-consuming, requiring significant time and attention from the owner. This can be a challenge for leaders who have other responsibilities and may not be able to devote sufficient time to the project.

3 COORDINATION CHALLENGES:

Managing a construction project involves coordinating multiple consultants, contractors, and suppliers. This can be a challenge for leaders who are not familiar with the construction industry and may not have established relationships with these parties.

4 COST OVERRUNS:

Leaders who manage their own construction projects may be more prone to cost overruns due to inadequate budgeting, failure to negotiate contracts effectively, and lack of experience in managing project costs.

5 SCHEDULE DELAYS:

Ministries and churches who manage their own construction projects may be more prone to schedule delays due to poor planning, lack of experience in managing project schedules, and difficulty in coordinating multiple contractors and suppliers.

6 QUALITY ISSUES:

Staff who manage their own construction projects may be more prone to quality issues due to inadequate quality control measures, lack of experience in identifying and resolving construction defects, and failure to enforce quality standards.

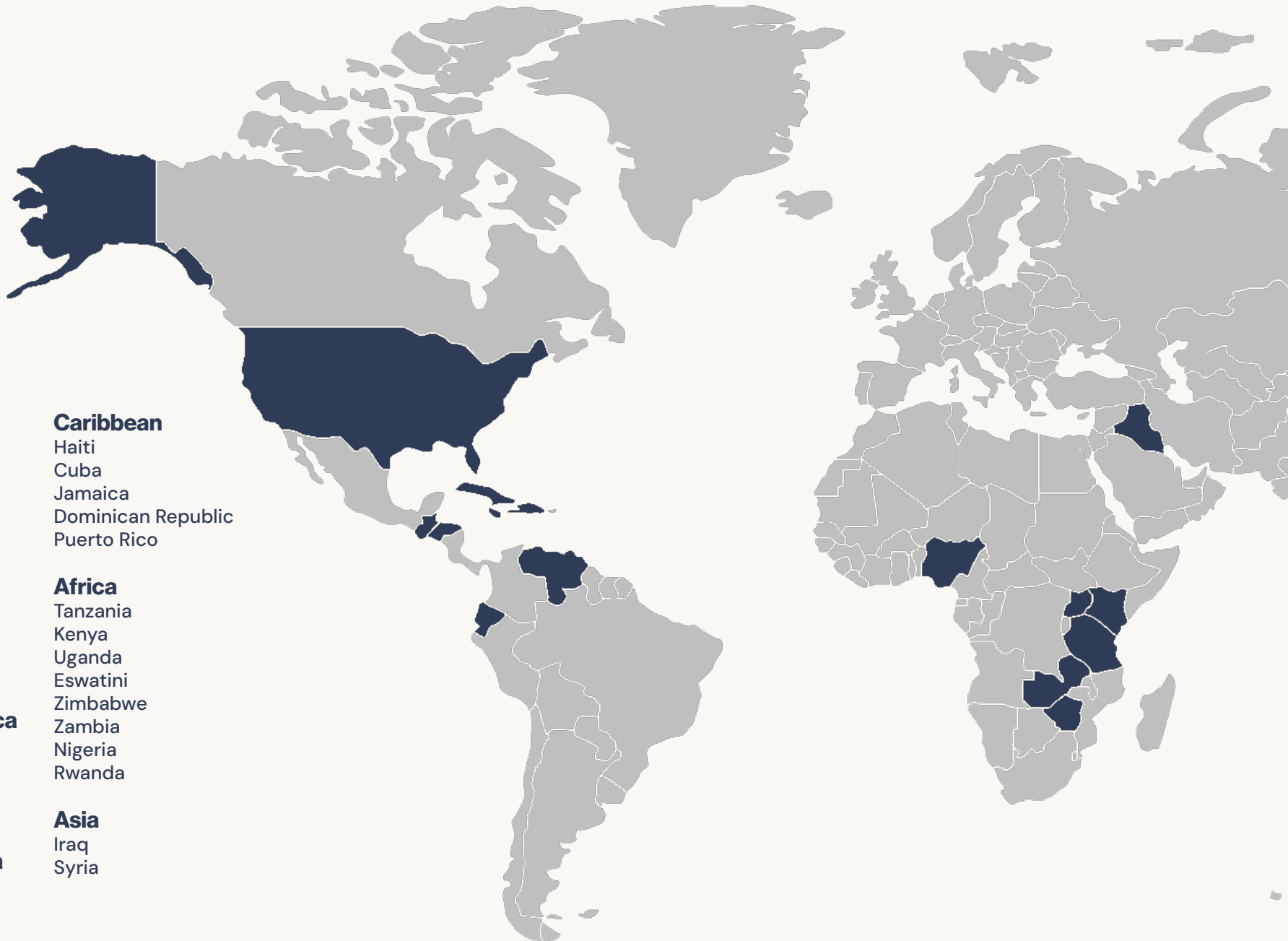
7 LIABILITY RISKS:

Organizations who manage their own construction projects may be exposed to liability risks, such as personal injury or property damage, if accidents occur on the construction site.

Overall, managing a construction project is a complex and challenging undertaking that requires significant knowledge, skills, and experience. Organizations who lack these attributes may be better served by hiring a professional construction management firm to manage their project, reducing the risks associated with managing the project on their own.



PORTFOLIO



United States

Alabama
Georgia
Mississippi
Kentucky
Florida
Ohio
Tennessee
Texas
South Dakota
California
Maryland
North Carolina
South Carolina

Central America

Honduras
Guatemala
El Salvador
Nicaragua

South America

Ecuador
Venezuela

Caribbean

Haiti
Cuba
Jamaica
Dominican Republic
Puerto Rico

Africa

Tanzania
Kenya
Uganda
Eswatini
Zimbabwe
Zambia
Nigeria
Rwanda

Asia

Iraq
Syria

Completed Projects



MINISTRY PARTNER:
Life in Abundance

Life in Abundance (LIA) provides wholistic community development to communities in Africa and the Caribbean through Economic Empowerment, Social Engagement, Education, and Community Health. Third Lens began working with LIA in 2012 after an introduction from GlobalX, the mission department of NorthPoint Ministries. The facility was broken into two phases for budgetary reasons. Third Lens assisted with constructibility and design review that resulted in finding nearly \$250,000 in savings. The Leadership Training Center and Offices were completed in 2014, while the Guesthouse opened in 2017.

LIA CAMPUS

Karen (Nairobi), Kenya

PROJECT BUDGET:
\$1,530,000

CONTRACTOR:
Nidcon Builders Ltd.

SIZE:
24,771 sf (2,300 sm)

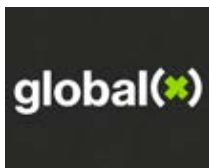
ARCHITECT:
Allan Mwangi



SERVICES PROVIDED:

- › Full Program Management Services from Planning to Occupancy
- › Constructibility Review and Value Engineering
- › Master Budget and Schedule Development and Control
- › Bid Package Strategy & Management
- › Contract Close-Out

PARTNERS



Completed Projects



MINISTRY PARTNER:
Plywood People

In 2018, Plywood People began the process of envisioning what a permanent location would look like in Atlanta's West End. Ashley McClure and the Gensler team helped conceptualize the potential for building out an industrial space to reflect Plywood's programs for walking non-profits and social entrepreneurs through the startup and growth processes. Construction began in 2019 and commenced in February 2020. The project team was able to procure over \$500,000 in gifted materials and services for the project.

PLYWOOD PLACE

Atlanta, GA

PROJECT BUDGET:
\$1,677,000

BUILDING SIZE:
9,950 sf

PROJECT COST:
\$1,100,000
(\$577,000 in-kind donations)

ARCHITECT:
Ashley McClure
(Gensler)



SERVICES PROVIDED:

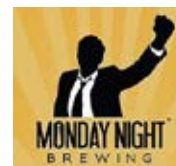
- › Full Program Management Services
- › Design Management
- › Constructibility Review and Value Engineering
- › Master Budget and Schedule Development and Control
- › Procurement Strategy
- › Bid Package Strategy & Management
- › Project Communications & Reporting
- › Contract Negotiations & Close-Out

PARTNERS

Gensler



FERGUSON



Completed Projects



MINISTRY PARTNER:
myLIFEspeaks

myLIFEspeaks is a nonprofit ministry based in Neply, Haiti committed to developing a Christ-centered culture, one life at a time through family-based orphan care, special needs advocacy, education, economic empowerment, and community health. Third Lens began working with myLIFEspeaks in 2017 on a master plan for the ministry's future campus in the village. Tom Rhodes and his team donated master planning and architectural services, while Mark LeCraw and LeCraw Engineering (now Gaskins + LeCraw) donated all the civil design. Construction of the Guesthouse, Supply Depot, and Basketball Court started in early 2019. Despite growing political unrest, gang violence, and the pandemic, Phase I construction was completed in early 2021.

myLIFEspeaks CAMPUS

Neply, Haiti

PROJECT BUDGET:
\$922,787

BUILDING SIZE:
11,072 sf

ARCHITECT:
Tom Rhodes (Bradfield,
Richards, Rhodes &
Associates)



SERVICES PROVIDED:

- Full Program Management Services
- Constructibility Review and Value Engineering
- Master Budget and Schedule Development and Control
- Procurement Strategy
- Bid Package Strategy & Management
- Project Communications & Reporting
- Contract Negotiations & Close-Out

PARTNERS



Completed Projects



MINISTRY PARTNER:
True Deliverance
Holiness Church

Bishop Nolan Torbert had vision for close to a decade of building a community center to continue to reach the local community with True Deliverance's outreach programs. CHAD which stands for Changing Hearts and Destinies will be a hub for those outreach ministries of the church, which include marriage ministry, single ministry, youth ministry, women's and men's ministries, education and college ministry, and health and medical ministry. Conceptual design for the project began in 2018. The project was tracking for a start in 2020 but was delayed due to the pandemic. Bishop Torbert was steadfast in his pursuit of the project regardless of the challenges and construction began in early 2021. Despite supply chain challenges, the contractor, Holland & Seals, was able to deliver the project on schedule and the building was commemorated in April 2022.

CHAD COMMUNITY DEVELOPMENT CENTER

Auburn, AL

PROJECT BUDGET:

\$1,886,614

BUILDING SIZE:

10,076 sf

ARCHITECT:

Tom Rhodes (Bradfield, Richards, Rhodes & Associates)

CONTRACTOR:

Holland & Seals



SERVICES PROVIDED:

- Full Program Management Services
- Constructibility Review and Value Engineering
- Master Budget and Schedule Development and Control
- Procurement Strategy
- Bid Package Strategy & Management
- Project Communications & Reporting
- Contract Negotiations & Close-Out

PARTNERS



Completed Projects



MINISTRY PARTNERS:
Valley Light Home
& Just One Africa

Valley Light is a place of safety and care for abandoned children in Kenya's Rift Valley. The ministry's original home was located in downtown Maai Mahiu, a truck stop along one of Kenya's major transportation routes. The town over the past few years had turned into a hub for commerce with the construction of a train depot for goods headed to in-land East Africa. With that growth, brought business and traffic that began to compromise the safety of the children. In partnership with Just One Africa, John and Leah Njoroge set about building a permanent home for Valley Light in 2019. Construction started in mid-2020 and faced a few delays due to the pandemic. Blake Oliver, a Third Lens volunteer and now staff member, took a sabbatical in January 2022 to assist with the close-out process and the project was completed in April 2022. Today, over 30 children call Valley Light their permanent home.

VALLEY LIGHT HOME
Maai Mahiu, Kenya

PROJECT BUDGET:
\$1,102,151

ARCHITECT:
Allan Mwangi

BUILDING SIZE:
13,721 sf (1,274 sm)

CONTRACTOR:
Brightnel



SERVICES PROVIDED:

- › Full Program Management Services
- › Constructibility Review and Value Engineering
- › Master Budget and Schedule Development and Control
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- › Contract Negotiations & Close-Out

PARTNERS



Completed Projects



MINISTRY PARTNER:
City of Refuge

The Danzig Hotel was built in the 1950s as one of five African American-owned hotels in Atlanta. After decades of neglect and decay, the building was acquired by City of Refuge with a vision to provide housing for men coming off the streets, out of addiction, and recovering from addiction in need of a safe place to take next steps towards a brighter future. Design was completed in 2021 and after a lengthy permitting process, construction began in early 2022. The construction team selectively demolished and remediated the structural components of the building from the inside out. As Bruce Deel would say, the building - like these men - has good bones and just needed the resources for redemption. The result was 31 efficiency apartments and a beautiful building that will provide the means for residents to receive transformational vocation training on City of Refuge's campus.



SERVICES PROVIDED:

- › Full Program Management Services
- › Constructibility Review and Value Engineering
- › Master Budget and Schedule Development and Control
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- › Project Communications & Reporting
- › Contract Negotiations & Close-Out

345 CHAPPELL

Atlanta, GA

PROJECT BUDGET:
\$3,202,083

ARCHITECT:
Richard Sibly

IN-KIND DONATIONS:
\$299,089

CONTRACTOR:
Pencor Construction

BUILDING SIZE:
9,984 sf

PARTNERS



Interface®



PARADIGM
ENGINEERING

BLUELINX



Willett
Engineering
A CLEAR COMPANY



Completed Projects



MINISTRY PARTNER:
Heart for Africa

Project Canaan is Heart for Africa's 2,500 acre large-scale land development project being used to bring HOPE to the tiny Kingdom of Eswatini (formerly Swaziland) by focusing on four key areas: Hunger, Orphans, Poverty and Education. It will provide training and employment, while supporting orphans and vulnerable children on the property and across the nation. Third Lens began a partnership with Heart for Africa in 2021 to help Janine and Ian Maxwell plan for the increasing need for facilities on Project Canaan's campus. The ministry was taking in a child every 11 days at the time, which has now escalated to a baby every 6 days. The master plan includes housing for children and staff, a future high school and education support buildings, infrastructure improvements to help with storm water management, and commercial buildings for vocational training and medical care.

PROJECT CANAAN MASTER PLAN

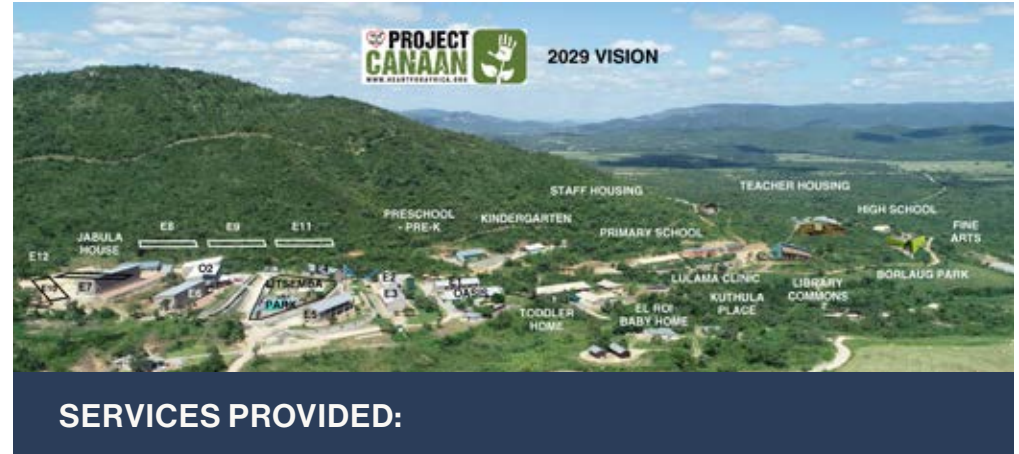
Gebeni, Eswatini

BUILDINGS UNDER CONSTRUCTION OR COMPLETED: 6

BUILDINGS IN DESIGN: 5

FUTURE BUILDINGS: ~24

DEVELOPMENT TIMELINE: 9 years



SERVICES PROVIDED:

- › Full Program Management Services
- › Constructibility Review and Value Engineering
- › Master Budget and Schedule Development and Control
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PARTNERS



Completed Projects



MINISTRY PARTNER:
Living Room
International

In 2009, Living Room International (LRI) was created to meet the needs of the seriously ill in Western Kenya. Through the small but essential act of listening and loving, Living Room saw a tremendous need to work with the community to bring hospice and palliative care services to the small Kenyan village of Chebaiywa. Over the past 14 years, Living Room has been a life-giving and transformative refuge for thousands of people all throughout Kenya. The Living Room Hospital is the newest LRI care center in Eldoret Town. It is a 49 bed, Level 4 Hospital specializing in the treatment of chronic diseases as well as pain and symptom management. In 2021, LRI began design with Third Lens for the addition of an HDU, an ICU, and two operating rooms. Construction began immediately following the completion of design and the surgery center opened up in October 2022.

SURGERY CENTER & CARE UNIT

Hospital Addition
Eldoret, Kenya

PROJECT BUDGET:
\$924,904

ARCHITECT:
Allan Mwangi

BUILDING SIZE:
7,097 sf (659 sm)

CONTRACTOR:
Vishva Builders Ltd



SERVICES PROVIDED:

- › Full Program Management Services
- › Constructibility Review and Value Engineering
- › Master Budget and Schedule Development and Control
- › Procurement Strategy
- › Bid Package Strategy & Management
- › Project Communications & Reporting
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CURRENT PROJECTS

PARTNER	PROJECT	LOCATION	TYPE
Christian City	Hilltop II Senior Living	Union City, GA	Senior Care
New City Church	Multi-purpose Building	Lawrenceville, GA	Church
Wellroot Family Services	Apartment Renovation	Decatur, GA	Foster Care
Lexington Rescue Mission	New Headquarters	Lexington, KY	Homelessness
City of Refuge	Boone Transformation Center	Atlanta, GA	Community Development
Take Heart Africa	School & Guesthouse	Kenya	Education
Mighty Hero Homes	Veterans Village - Base 000	McDonough, GA	Veterans Homelessness
Lighthouse Family Retreat	Retreat Center	TBD	Childhood Cancer
Skylark Medical	Clinic	Brunswick, GA	Medical
Go to Nations	International Headquarters	Jacksonville, FL	Missionary Training
myLIFEspeaks	Community Center	Haiti	Special Needs
Promise International	Special Needs School	Uganda	Special Needs Education
Hope House	Affordable Housing & Ministry Center	Bowling Green, KY	Affordable Housing & Recovery
Community of Hope Huntsville	Tiny Home Community	Huntsville, AL	Homelessness
Circle of Care	Transition Housing	Valley, AL	Affordable Housing
Crowned for Ashes	Retreat Center	Panama City, FL	Veterans Care
eduKenya	High School Campus	Kenya	Education
ZACH	Makonde Hospital Renovation	Zimbabwe	Medical
Snowbird Wilderness Outfitters	Master Plan & Expansion	Andrews, NC	Youth Camp
LIIV ATL	Atlanta Campus	Atlanta, GA	Church Planting
Hands 4Life	Nigerian Campus	Nigeria	Eldercare & Youth Services
Ministry Outreach Center	Global Refuge	Stone Mountain, GA	Refugees & Community Development
Inner County Outreach	Master Plan	Baltimore, MD	Eldercare & Youth Services
Thrive Orlando	Headquarters	Orlando, FL	Child Advocacy
Reality Church	New Campus	Charleston, SC	Church Planting
Sozo Children	Master Plan	Uganda	Child Advocacy
Agape Community Care Village	Master Plan	Scottsboro, AL	Community Development
City Retreat Memphis	New Headquarters	Memphis, TN	Community Development

Our Causes



HEALTHCARE



EDUCATION



CHURCH PLANTING



SPECIAL NEEDS



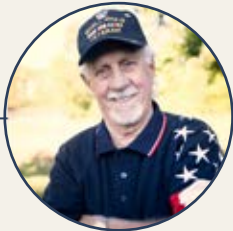
HOMELESSNESS



ORPHAN CARE AND PREVENTION



REFUGEES



VETERANS



CHILD ADVOCACY



MISSIONARY TRAINING



HUMAN TRAFFICKING



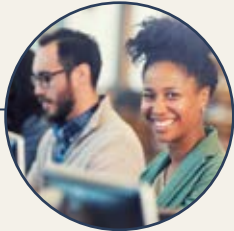
AFFORDABLE HOUSING



COMMUNITY DEVELOPMENT



SPORTS MINISTRY



JOB TRAINING

Testimonials

“ Third Lens provides invaluable construction management, design and consulting services to assist international ministries with facility development, helping them build quality buildings that meet the needs of the ministry while delivering them on time and at a great value.

We have already seen several partner ministries experience significant value from Third Lens, helping them get a better designed building at a much better price than they could have done on their own, giving the ministries, their boards and donors confidence in the value received.”

-Durwood Snead
Former Director of GlobalX

“ Third Lens facilitated the team, organized the design process, and led Hope Smiles to produce a design that reflects the mission behind the organization.”

-Michael Rickman
Principal, Rickman Architecture and Design

“ Third Lens is an incredible ministry. The team is genuinely interested in each client and works to create a positive God-centered partnership. Planting Oaks is blessed to have a rich relationship with Third Lens and we believe that the work they are doing is kingdom shifting.”

-Erin Woods
Director, Planting Oaks

“ Third Lens transitioned into our interior church build-out mid-process and successfully managed the project to completion. By all standards, the project was complicated; by way of example, construction took place in a +/- 100 year old train depot with structural modifications necessary to accommodate the sanctuary. Third Lens's commitment to the Lord and also the project was evident throughout the process.”

-Andrew Pearson
Member, Church of the Incarnation
Principal, Seven Oaks Company, LLC

“ Third Lens has a wealth of experience in managing complex construction projects, and has been invaluable in helping us navigate the challenges of building The Rose House.

They were always available to answer our questions, and they go above and beyond to ensure we have a full scope of what is needed to fulfill our dream of providing transitional housing for moms.”

-Raioni Madison
Founder, 3D Girls

“ Third Lens is a Christian based, very professional organization that has great staff and expertise in buildings internationally. They walked us and our ministry partner through the design phase, planning and budget phase, and through the construction phase. I think this is the best organization to partner with when considering building projects for your local or international ministry.”

-Andrew Tattrie
Vice President of Global Operations, One More Child

PARTNERS



Ministry Partners



Industry Partners



Strategic Partners



Fundraising Partners



Associations



Contact Information

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(678) 915-2110
info@third-lens.org

Next Steps



SCHEDULE A
CONSULTATION



PROJECT
APPLICATION



“Connecting people to eternity through the built environment and sharing lasting hope with the nations”

