Christ Covenant Church

BUILDING CAMPAIGN



One generation commends your works to another;
they tell of your mighty acts. Psalm 145:4











Connecting to the Past

- In 1974 the Calvary Presbytery of South Carolina planted a mission work in southeast Charlotte: Alexander Presbyterian Church.
- Taking the name Christ Covenant, the church became an organized congregation of the Presbyterian Church in America on December 5, 1981.
- By 1983, Christ Covenant was a sturdy seedling of 38 members meeting in a modular building on Alexander Rd.
- We moved into our new sanctuary in 1996.
- Twenty years later, our Community Life Center opened in 2016.

Today’s Snapshot

Current Membership: 2,610
Average Attendance: +1,500
Easter Sunday: 2,224

Current Budget:
Fiscal Year 25-26: $7,665,210

	Growth over The Past 10 Years:
Budget	39%
Attendance	38%
Membership	34%

Building for the Future

As previous generations prepared for us, we now prepare for those who will come after us. It is our generation's turn to contribute to much needed facilities updates.

Project Timeline

2023-2024

Refresh Campus Master Plan

2024-2025

Collect list of possible projects

SUMMER 2025

Steering Committee works with Generis to make preliminary recs to ELT

Project Timeline

FALL 2025

Appoint Building Committee: architect chosen, begin design phase

WINTER 2026

Appoint Capital Campaign Committee

SPRING 2026

Receive GC pricing, bid analysis, refine project scope and cost

MAY 2026

Final ELT and session approval

Project Timeline

JUNE 2026

Present report to the congregation

AUG-OCT 2026

Anticipated Capital Campaign push

END OF 2026–2029

Anticipated pledge period

2027-2028

Anticipated construction period

Members of the Building Committee

- Matt Lindner, co-chair
- Dave Glover, co-chair
- Kelvin Benfield
- Rick Ely
- Mike Garvey
- Parker Chambliss (Owner’s Representative)

Members of the Capital Campaign Committee

- Bobby Silver, co-chair
- Rob Veerman, co-chair
- Jason Shannon
- Mimi Brady
- Emily Batson
- Jody Cnossen
- Ken Dabbs
- Carol Faber
- Mo Up De Graff
- Beth Jones
- Joe Murray
- Chip Pettit
- Anna Schoeck

Projects Underway



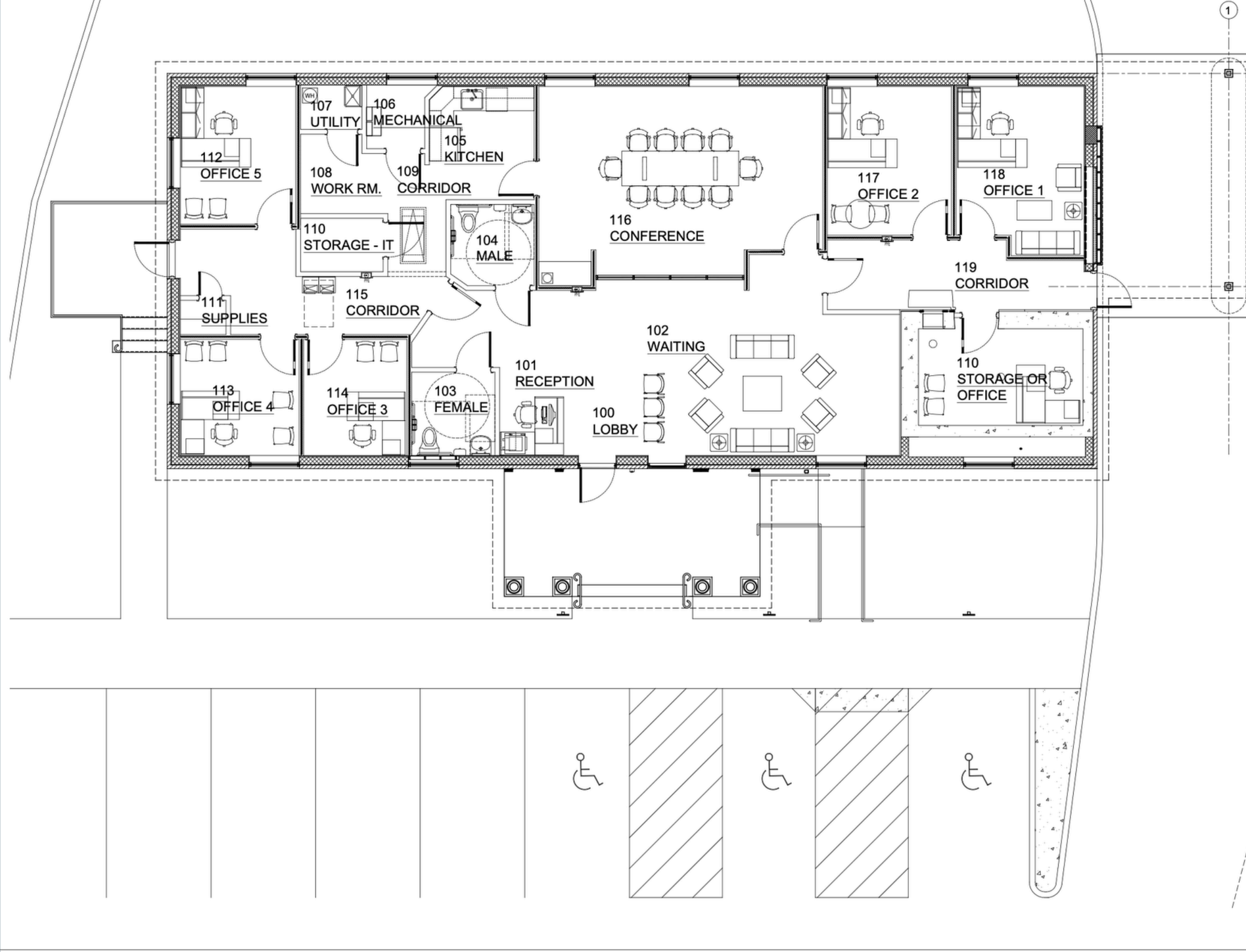
1. The Bank Building
2. Matthews Historic Cemetery

Bank Building

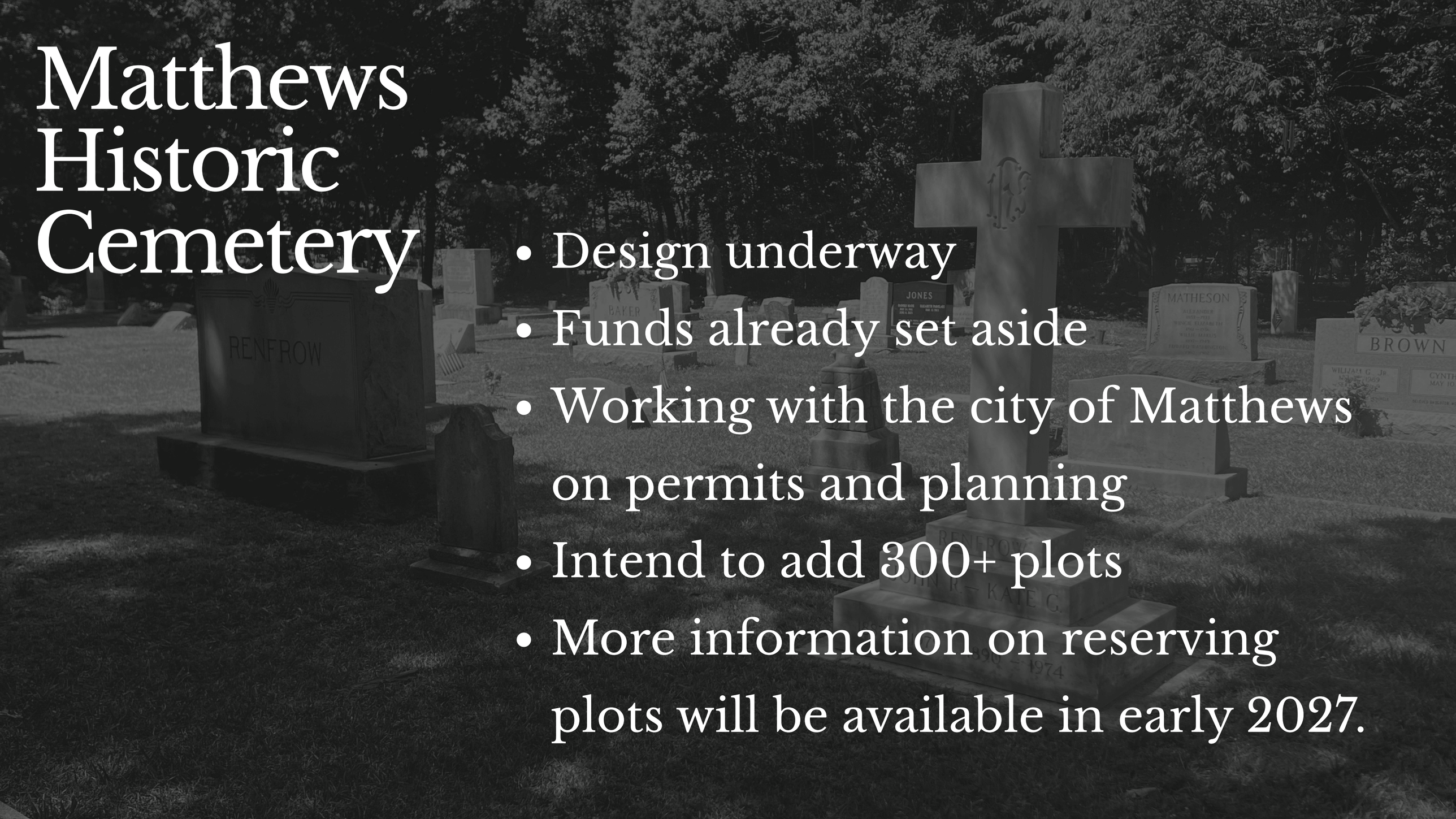


- Renovation Completion: Summer 2026
- Money already set aside.
- Will be used for staff offices & conference room

Bank Building



Matthews Historic Cemetery



- Design underway
- Funds already set aside
- Working with the city of Matthews on permits and planning
- Intend to add 300+ plots
- More information on reserving plots will be available in early 2027.


flag pole
64' R.
buffer
220 plots
gravel spaces
O.H.
fencing
pedestrian portal
pedestrian portal
pedestrian portal
pedestrian portal
material storage
ada
ada van
paved.
15
pull-off for hearses paved.
upright evergreens
cemetery monument
fencing
upright evergreens.
evergreen screen
expand cemetery
ex cemetery
memorial area
26" POPLAR
16" PINE
5' METAL FENCE

What is Included in this Capital Campaign?

New Chapel

New White House Staff Building

Meeting Room/ HisAbilities Space

New Organ


Project Area
Tennis Courts
3
5
Touth Miclsee House
2
Covenant Church Lane
(Town of Matthews Maintained Public Roadway)
Prop. Building
1
6
CDS Middle School
7
4
CDS High School
Alternate A Area
Chapel Project Area
1
Ex. Main Building
Worship Center
Modified Bunin L
Alternate B Area
Building "8" Lower School
Building "8" Lower School Gym
Community Life Ceetol
Building "C" Wktor Building

Total Cost

$17 million

This estimate includes construction costs based on contractor pricing, soft costs, furnishings, site work, other owner costs, and built-in contingency.



The Chapel



The Chapel - The Need

- This chapel has been on the campus master plan for decades.
- Our current chapel in the Community Life Center ended up being too small and seats 120 people.
- It has served as a wonderful use for small gatherings, including Cross Covenant Chinese Church.
- However, we have not been able to use the chapel for the needs that we had initially hoped.

The Chapel - The Vision

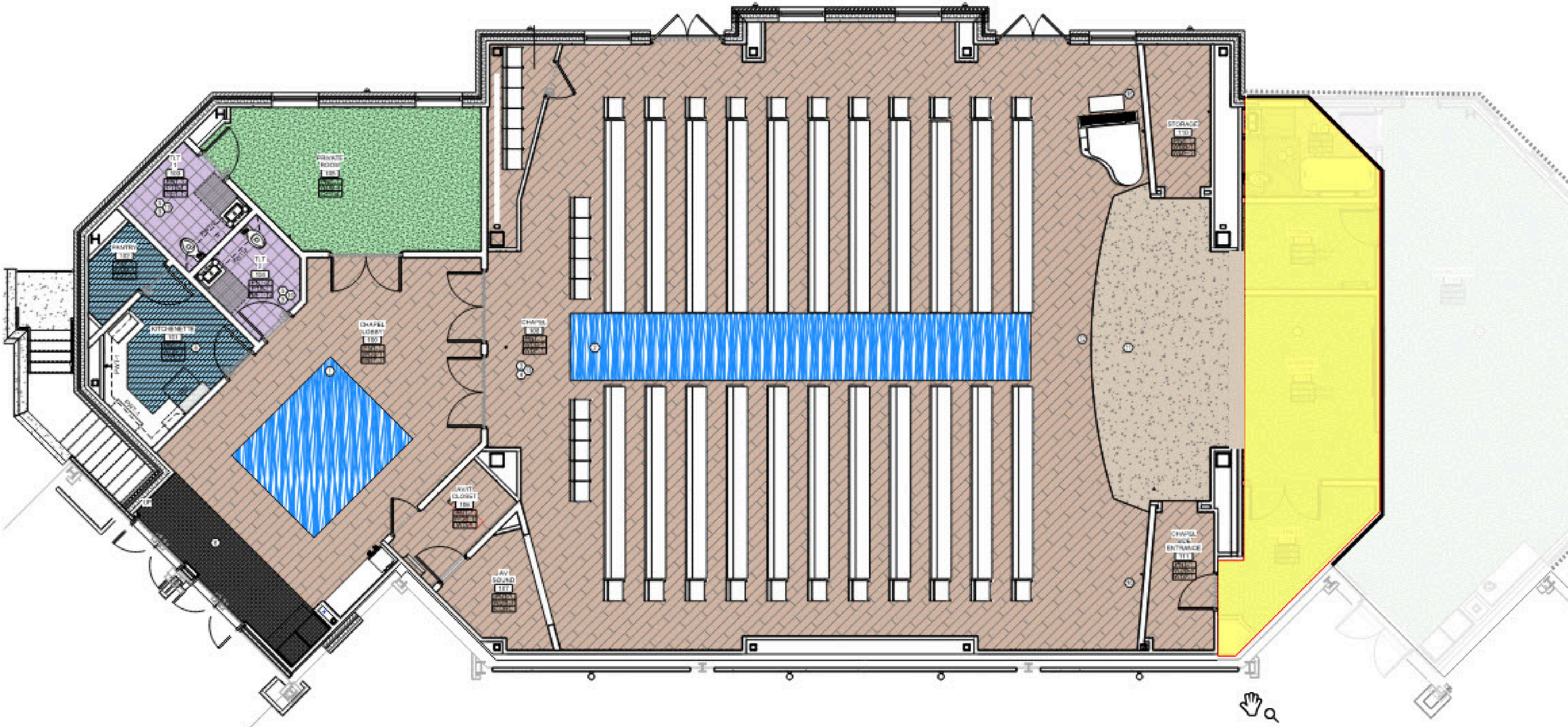
- A beautiful chapel that can be used for generations for weddings and funerals.
- Currently, the sanctuary is bigger than we need for most weddings and funerals, and the existing “chapel” in the Community Life Center is too small.
- The chapel will also serve our senior adults as a convenient Sunday School classroom on the first floor.

The Chapel - The Design

- A 300-seat chapel (in between the main lobby and north lobby) with natural light, wooden pews, and a timeless and beautiful architectural design.
- Plus a lobby space, bathrooms, kitchenette, and bride’s room.
- Will free up existing classrooms.

The Chapel

- Estimated Budget: $6.1 million
- Location: Worship Center between Main Lobby and North Lobby
- Specs:
  - ~300+ seats
  - ~5,000 SF addition
  - Lobby, private room, bathrooms


PRAYER ROOM
TLT
PANTRY
KITCHENETTE
PANTRY
CHAPEL LOBBY
CHAPEL
AV/IT CLOSET
AV SOUND
STORAGE
CHAPEL ENTRANCE



White House Staff Building



White House Staff Building - The Need

- The White House was built in the 1920s as a residential home.
- Technology, infrastructure, workspace needs, accessibility, and day-to-day operational demands have made its original design and use incompatible with what a 2026 ministry staff environment requires.


A look inside the current White House

White House Staff Building - The Need (continued)

- The grounds surrounding the White House are rustic and do not fit the rest of our campus and what is befitting a senior staff building.
- The building is 100 years old, and has reached the end of its useful service life. Our design professionals and facilities staff recommend investment in a new structure.

White House Staff Building - The Vision

- A new White House with an expanded footprint and two stories.
- More office space for more of the staff.
- Significant site work to connect the White House, the Youth House, the cemetery, and Pleasant Hill Drive with paved parking and professional-looking green space.

White House Staff Building - The Design



- A colonial revival style building that captures the look of a historic white house, while still being large enough and functional for office space.
- We want the building to look fresh yet historic, and to be an appealing structure that beautifies our campus.

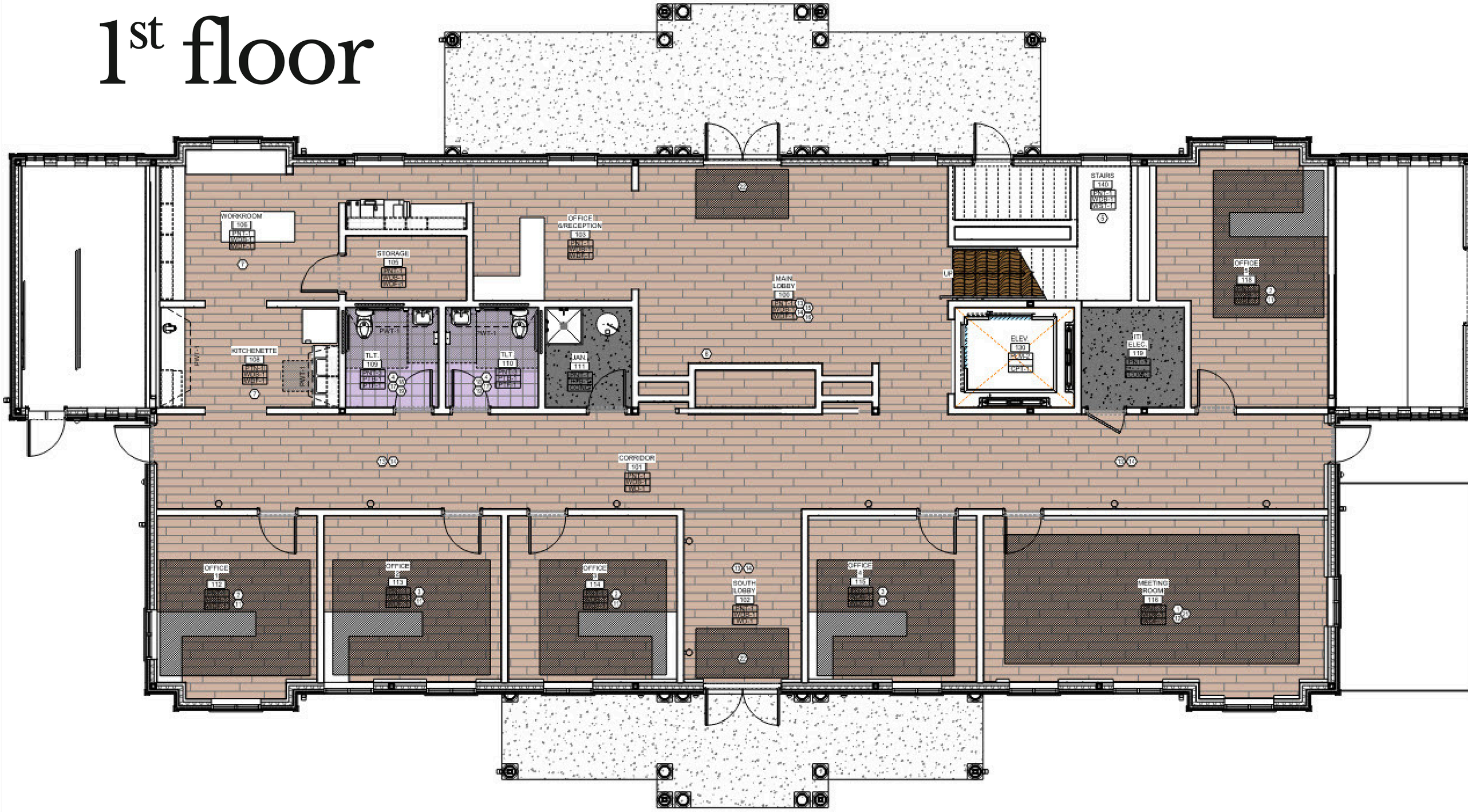
White House Staff Building

- Estimated total budget: $7.7 million (about 20% of cost is site work)
- Location: same location as current White House
- Specs:
  - 9,300 SF
  - Two-story, ~14 offices
  - Lobby & Meeting Room
  - New green space, parking, and site work.

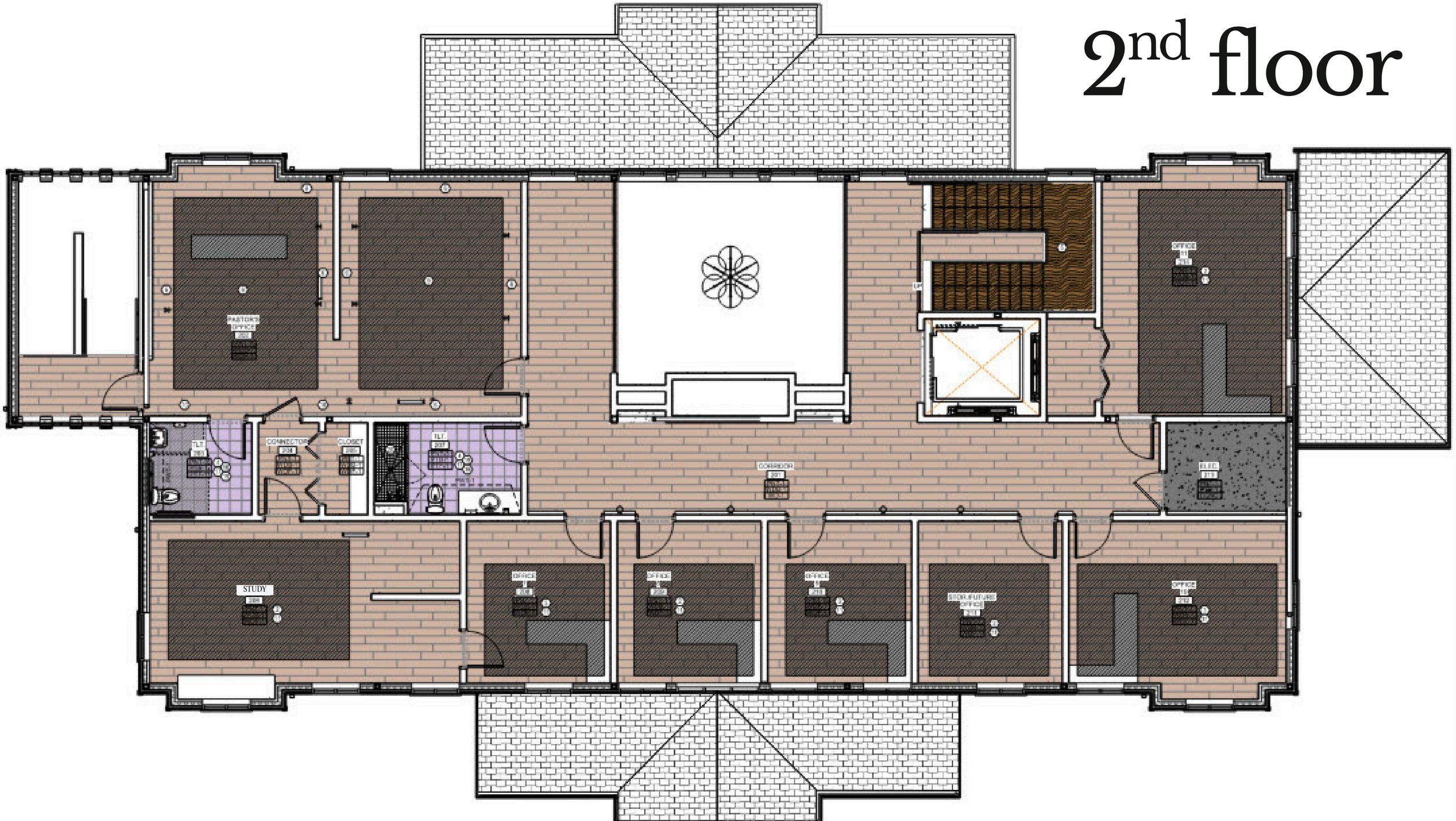




1st floor


WORKROOM
106
STORAGE
105
OFFICE &RECEPTION
103
MAIN LOBBY
100
STAIRS
140
OFFICE
115
KITCHENETTE
108
TLT.
109
TLT.
110
JAN.
111
UP
ELEV.
130
ELEC.
119
CORRIDOR
101
OFFICE
112
OFFICE
113
OFFICE
114
SOUTH LOBBY
102
OFFICE
117
MEETING ROOM
116

2nd floor


PASTOR'S OFFICE
203
CONNECTOR
204
CLOSET
205
TLT
206
TLT
207
CORRIDOR
207
UP
OFFICE
211
ELEC.
213
STUDY
208
OFFICE
209
OFFICE
210
OFFICE
212
STOR./FUTURE OFFICE
214
OFFICE
215


Pleasant Hill Drive
Covenant Church Lane

Meeting Room/HisAbilities Space



Meeting Room/HisAbilities Space - The Need

- We have multiple ministries, including HisAbilities, Women's, & Children's Ministries, with needs for additional space to meet on campus.
- We have the opportunity to provide more thoughtfully adapted physical space to support special sensory and learning needs within our growing church body.

Meeting Room/HisAbilities Space - The Vision

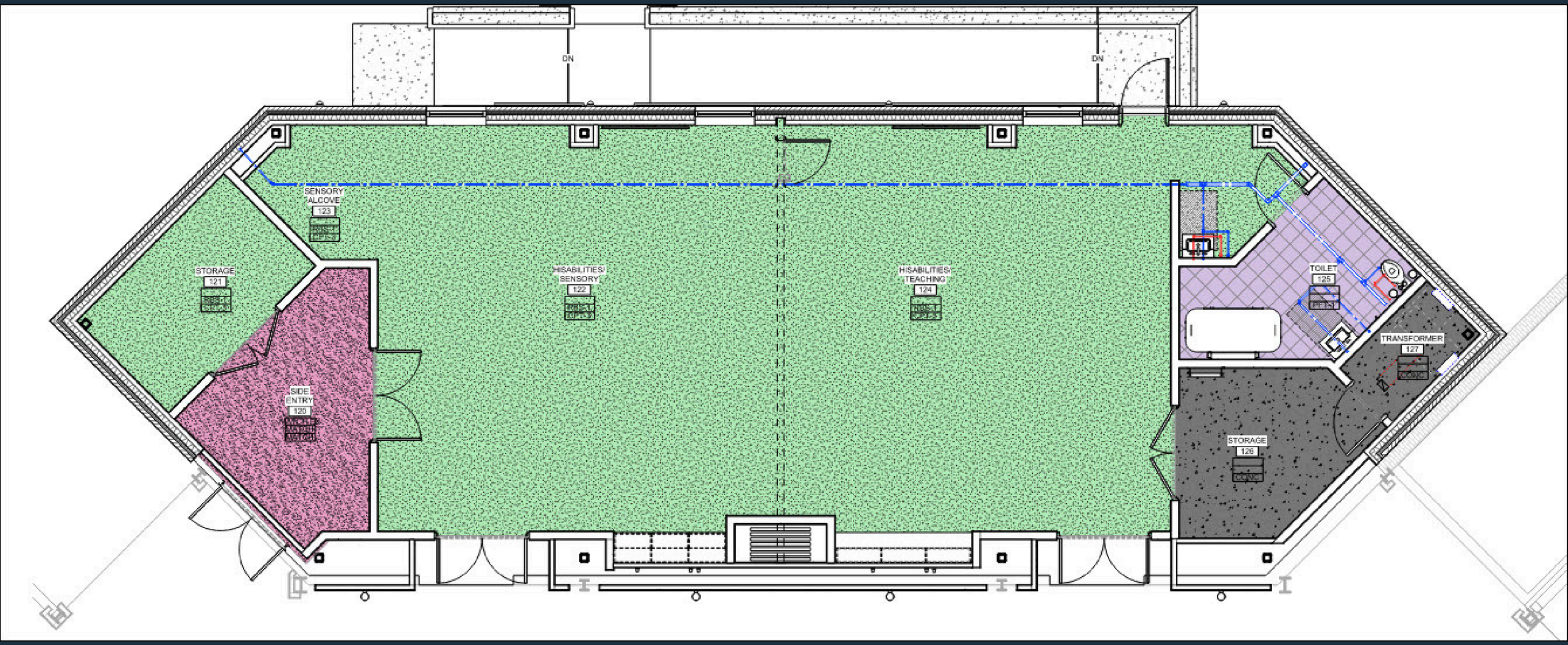
- The rooms will provide expanded space in a more appropriate setting for our growing HisAbilities ministry focusing on Sunday morning use. This will free up valuable space for our Children’s ministry.
- The rooms will also provide valuable new space to hold classes, Bible studies, fellowship gatherings, and seminars throughout the week.

Meeting Room/HisAbilities Space - The Design

- A flexible, open meeting space that can be used as one larger room or divided into two by a folding partition.
- We envision an attractive, hospitable interior with an internal restroom, ample storage to accommodate multi-use flexibility, and specialized design features to provide added support for additional sensory needs.

Meeting Room/HisAbilities Space

- Estimated total budget: $2 million
- Located: Attached to Worship Center between Main Lobby & South Lobby
- Specs:
  - ~2,920 SF
  - Partitionable Flexible Space
  - Accessible Exterior Ramp


DN
DN
SENSORY ALCOVE
123
STORAGE
121
HISABILITIES/ SENSORY
122
HISABILITIES/ TEACHING
124
TOILET
125
TRANSFORMER
127
SIDE ENTRY
120
STORAGE
126

Organ Replacement



Organ Replacement - The Need

- The organ is 30 years old, and has reached the end of its useful service life. It has far exceeded its expected funcational lifespan.
- The quality of the sound has been declining and will eventually give out. Organ maintenance professionals and our worship staff recommend investment in a new organ.
- To repair the organ would be unwise and cost prohibitive.

Organ Replacement - The Vision

- Christ Covenant has long appreciated the richness and variety of a blended worship service that reflects both the transcendence and immanence of God.
- We hope to retain and enhance this blessing for both current and future generations, and the organ is an important part of that goal.
- A quality organ gives a sense of majesty and provides excellent support to the human voice.
- This is an investment in beautiful, powerful congregational singing for generations.

Organ Replacement - The Design

- The new organ is a hybrid, meaning it will rely on digital sound and custom-built pipes.
- The quality of this new organ will be a marked improvement over our current model, yet far less expensive than a traditional pipe organ.
- The builders have designed an instrument for us which has the primary goal of supporting congregational singing, but with a secondary goal of having the flexibility, color and power needed to support programs such as Handel's *Messiah*.

Organ Replacement

- Estimated total budget: $800,000
- Location: Sanctuary
- Specs:
  - We are pursuing a three-manual hybrid organ designed & built by Cornel Zimmer Organ Builders in Denver, North Carolina.
  - They custom build the pipes and use Walker Digital sampling, which is a proven system for facilities of our size and acoustical characteristics.

Summary of the Cost:

Chapel - $6.1M

New White House Staff Building - $7.7M

Meeting Room/ HisAbilities Space - $2M

Organ - $800k

These add up to $16.6M
Total estimated project cost: $17M

How Will We Pay for This?

Contributions: $12M+

Cash Reserves: up to $5M

- Even with an investment of $5M, our reserves would remain strong by our own historical standards and as compared to other churches our size.
- Church leadership is open to taking on debt, but hopefully long-term debt won’t be necessary

Approved by the Session:

Motion 1: To initiate the captial campaign as summarized in this report, with a total estimated cost of $17 million.

Motion 2: To approve the use of up to $5 million from the church's reserves to be applied toward the cost of the campaign.

Approved by the Session 33-0



Some Questions You Might Be Asking



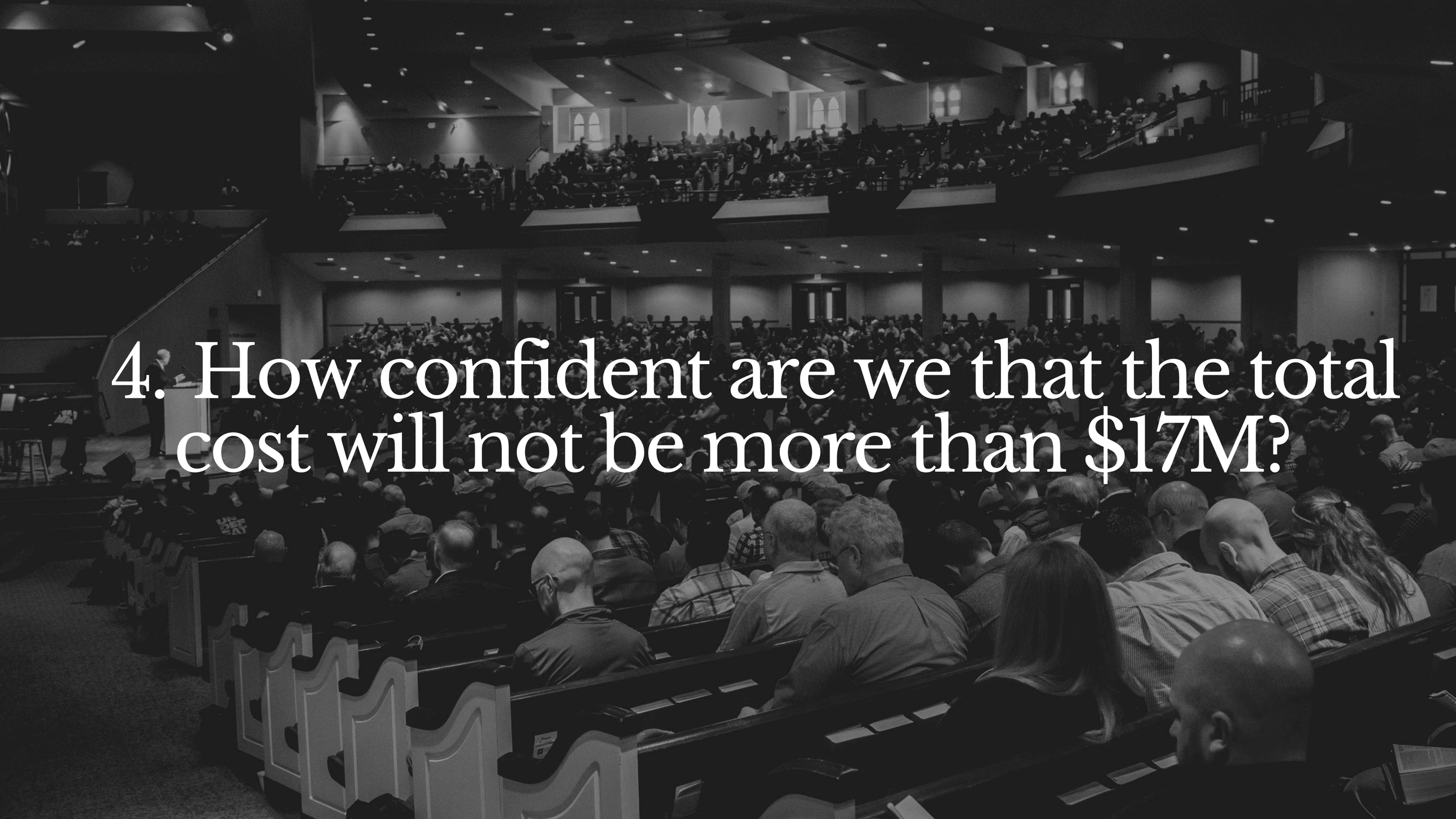
1. Is now a good time to do this?



2. Is this feasible?



3. Will we be depleting our operating reserves if we use $5M for this campaign?



4. How confident are we that the total cost will not be more than $17M?



5. Do we currently have any debt, and will we have to take out debt to complete this campaign?



6. Should we be spending this much money on ourselves?



7. When will we hear more about the capital campaign?



8. When might construction start and how long will it take?

More Questions?

Info@ChristCovenant.org

Text your questions:

980-734-5270

or scan the QR Code

Rejoice always, pray without ceasing,
give thanks in all circumstances;
for this is the will of God in Christ Jesus for you.
1 Thessalonians 5:16-18

Unless the Lord builds the house,
those who build it labor in vain.
Unless the Lord watches over the city,
the watchman stays awake in vain.
Psalm 127:1

