



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

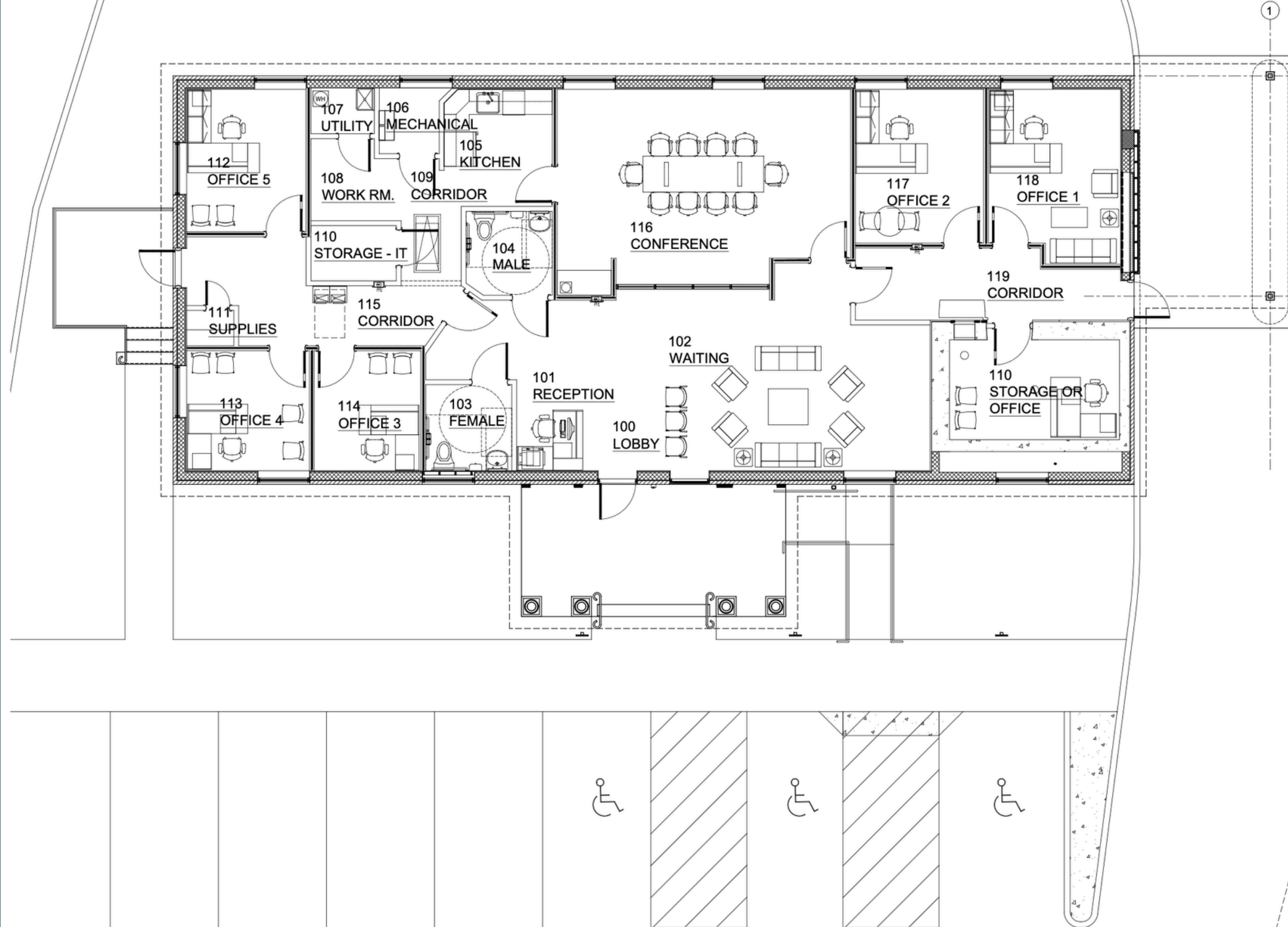
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1. The Bank Building
 2. Matthews Historic Cemetery

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.



13"
10"
2"
15"
13"

material
storage

buffer

220 plots

< 27 PLOTS >

< 28 PLOTS >

< 20 PLOTS >

flag pole
64' R.

gravel
spaces
O.H.

fencing

pedestrian
portal

pedestrian
portal

pedestrian
portal

pedestrian
portal

pull-off for
hearse
paved.

fencing

upright evergreens

upright
evergreens
cemetery
monument

evergreen
screen

expand cemetery

expand
cemetery

memorial
area

5' METAL FENCE

26" POPLAR

16" PINE

What is
Included in
this Capital
Campaign?

New Chapel

New White House
Staff Building

Meeting Room/
HisAbilities Space

New Organ



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

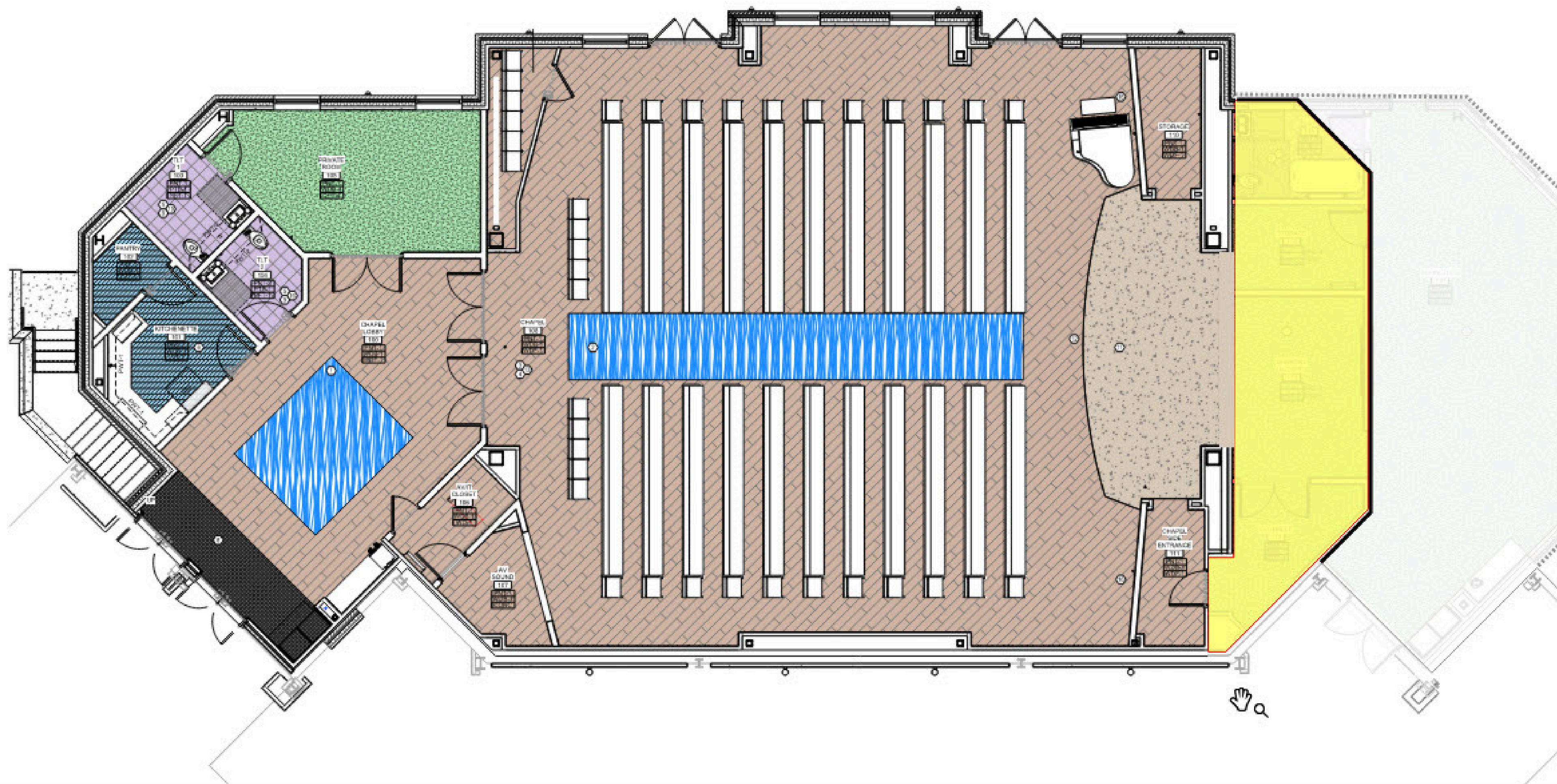
- A beautiful chapel that can be used for generations for weddings and funerals.
- Currently, the sanctuary is bigger than we need for most weddings and funerals, and the existing “chapel” in the Community Life Center is too small.
- The chapel will also serve our senior adults as a convenient Sunday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





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

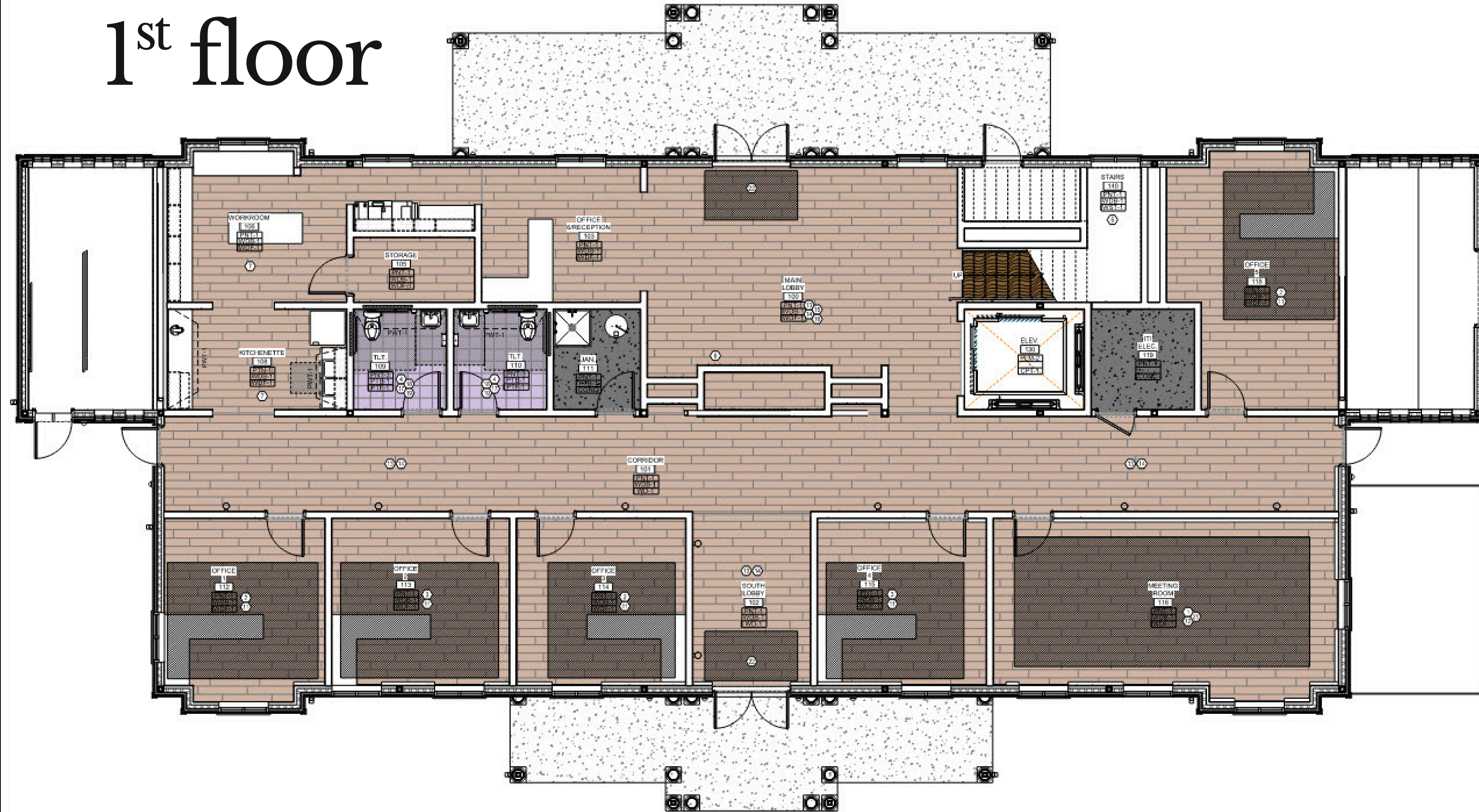
- A colonial revival style building that captures the look of a historic white house, while still being large enough and functional for office space.
- We want the building to look fresh yet historic, and to be an appealing structure that beautifies our campus.

White House Staff Building

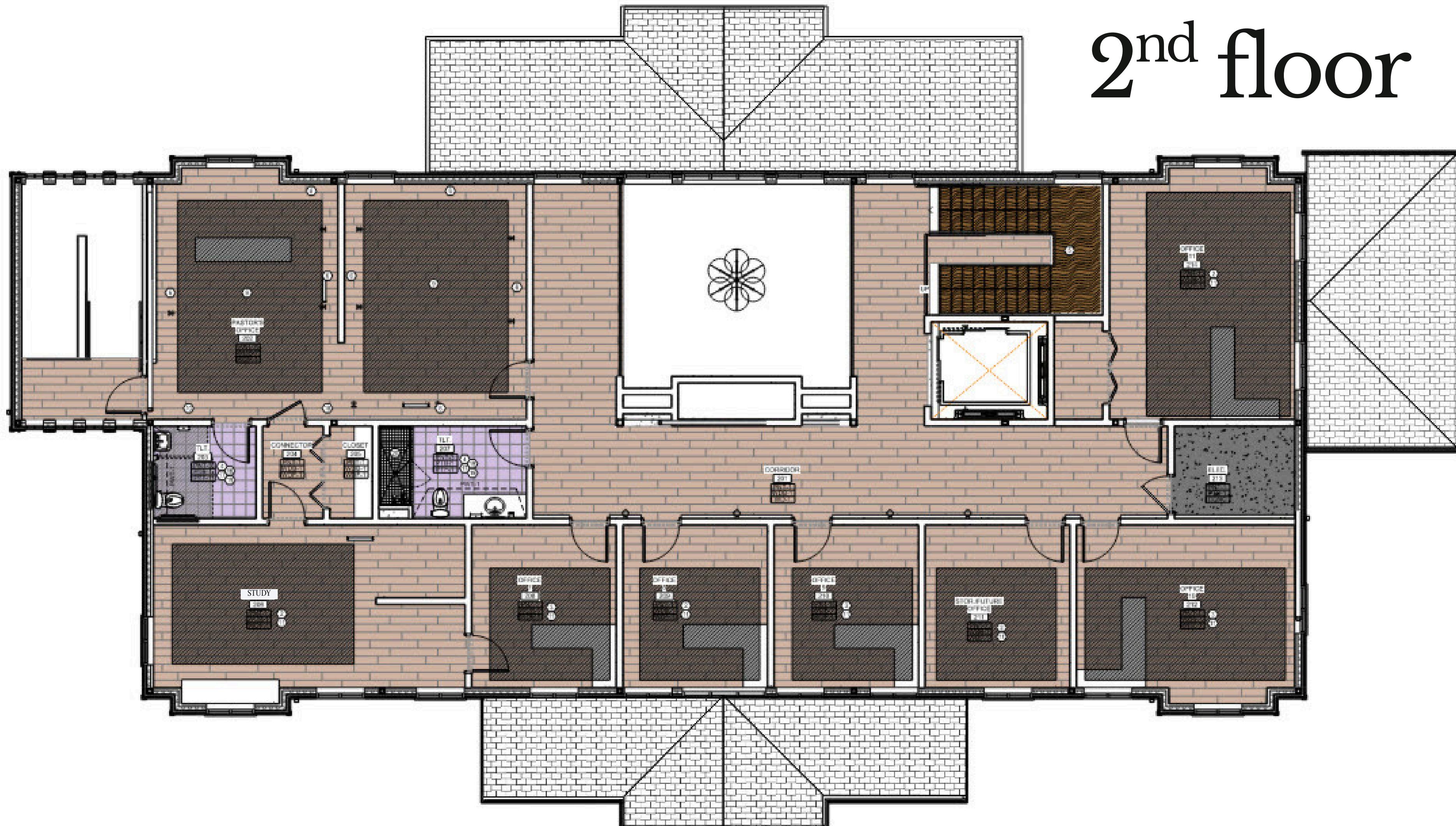
- Estimated total budget: \$7.7 million
(about 20% of cost is site work)
- Location: same location as current White House
- Specs:
 - 9,300 SF
 - Two-story, ~14 offices
 - Lobby & Meeting Room
 - New green space, parking, and site work.

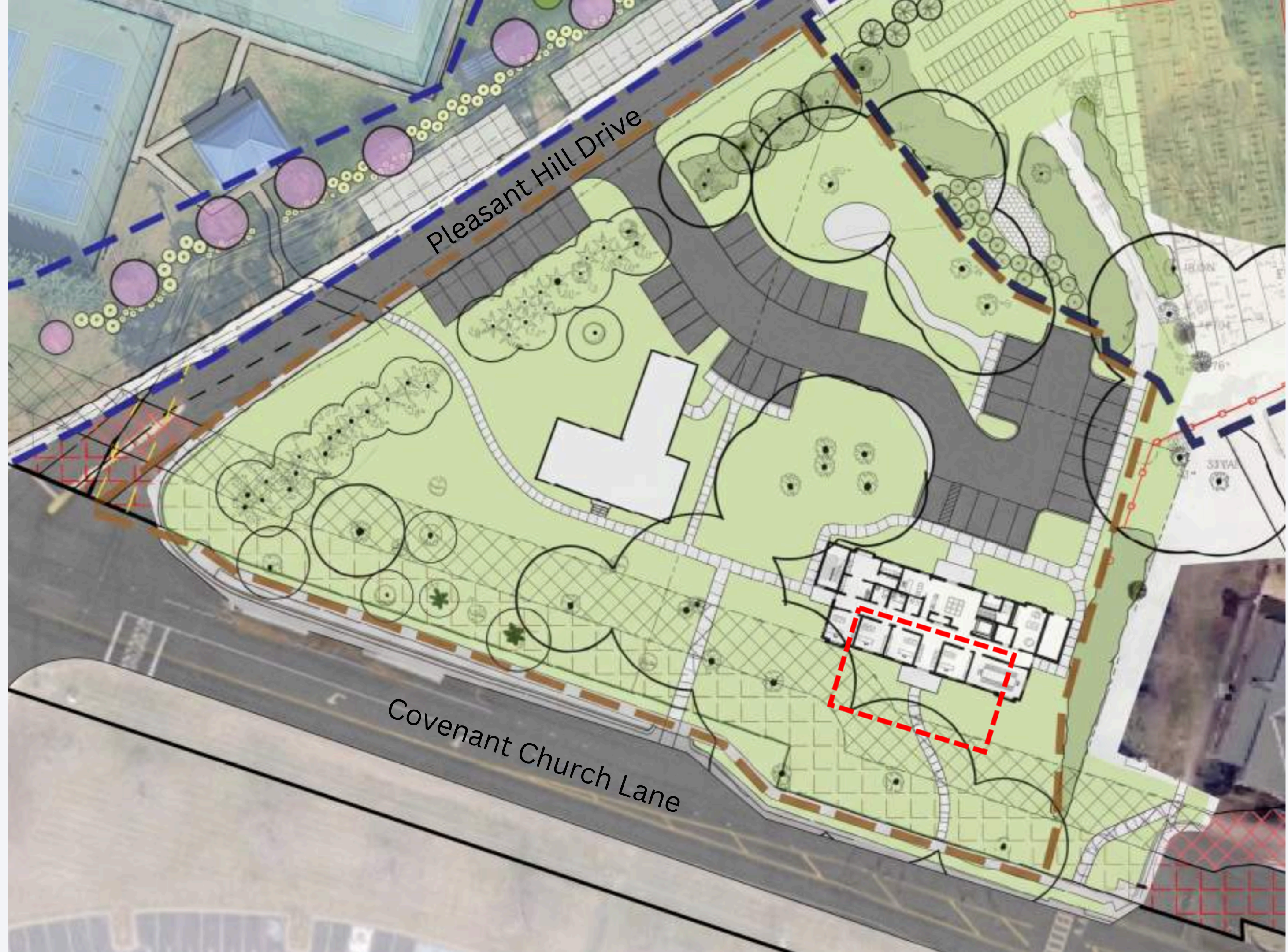


1st floor



2nd floor







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

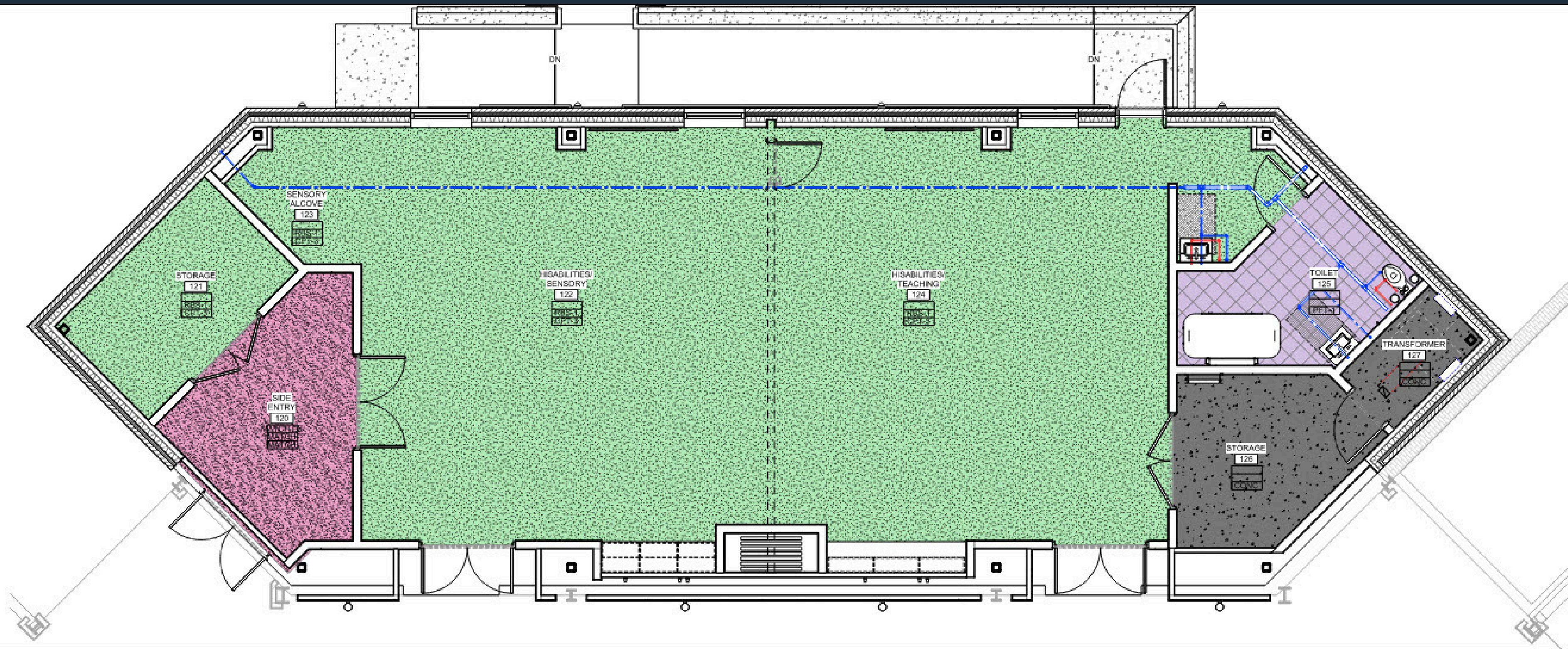
- The rooms will provide expanded space in a more appropriate setting for our growing HisAbilities ministry focusing on Sunday morning use. This will free up valuable space for our Children's ministry.
- The rooms will also provide valuable new space to hold classes, Bible studies, fellowship gatherings,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





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 functional 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?

Church leadership first began planning for a capital campaign in 2019. The uncertainties of the pandemic put everything on hold for four years. We have been working in earnest on this campaign for the last year. The Session is ready and eager to move forward. Based on historical trends, delaying construction results in higher costs. Construction costs will likely increase significantly in the years ahead.

2. Is this feasible?

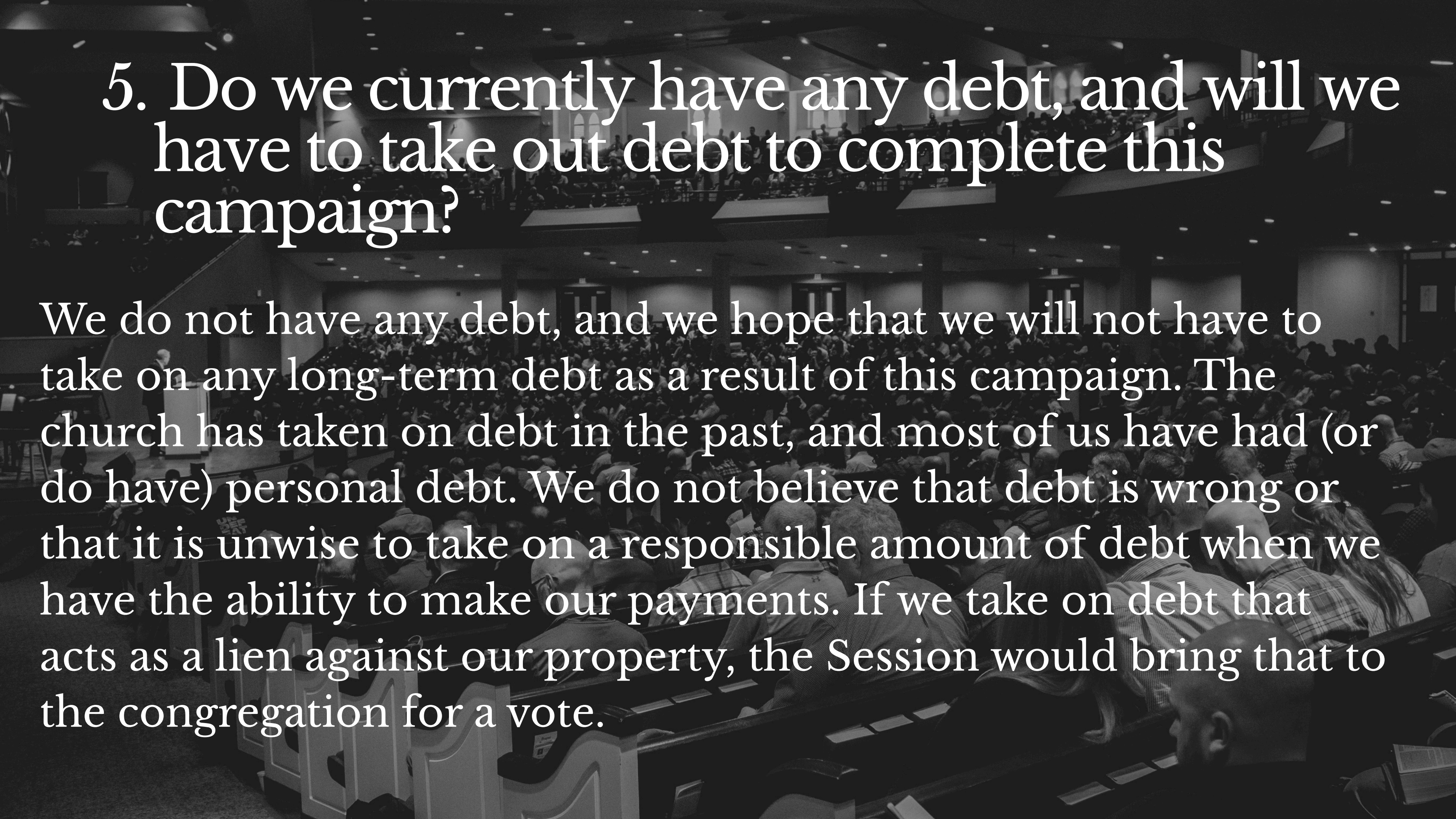
The Lord continues to bless our church and our region. We believe God has given us the know-how, the church harmony, and the financial resources to pursue this campaign. A typical church campaign can expect to receive 50% more than its annual budget over a three-year campaign. With an annual budget over \$8 million in our upcoming fiscal year and the proven generosity of our members, we believe a \$12 million target is doable. True, churches don't always hit this benchmark, but many exceed it. Some churches receive two or three times their annual budget in pledges.

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

No. We have budgeted conservatively for many years. We have been blessed with surpluses over the past ten years, as well as some bequests and direct capital campaign giving. This means our reserves are as healthy as they have ever been. We have done some comparisons with other large PCA churches. Even after contributing \$5 million to the campaign, we would still have more reserves, as a percentage of our budget, than these other churches. Christian financial ministries typically advise keeping 3-6 months of a church's operating budget in reserves. We would still be in excess of that amount.

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

While no one can plan for every possible contingency or surprise, we are confident that this is an informed number based on thorough pricing and market-tested budget estimates from multiple contractors. We have already done much of the planning work that typically takes place after a campaign announcement. We have identified and quantified many of the budget line items that churches sometimes overlook, and we have planned some wiggle room in the numbers to accommodate “normal” surprises.

A black and white photograph of a large church congregation seated in pews, with text overlaid. The text is in a large, white, serif font. The background shows a large, modern church interior with many people seated in pews, looking towards the front. The lighting is dim, with some brighter areas on the ceiling and walls.

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

We do not have any debt, and we hope that we will not have to take on any long-term debt as a result of this campaign. The church has taken on debt in the past, and most of us have had (or do have) personal debt. We do not believe that debt is wrong or that it is unwise to take on a responsible amount of debt when we have the ability to make our payments. If we take on debt that acts as a lien against our property, the Session would bring that to the congregation for a vote.

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

While it is normal to be apprehensive about spending millions of dollars on anything, this may not be the best way to frame the question. We want to invest in the campus infrastructure that can best support our growing ministry. We also want to do the construction and site work now that will serve our church and our community for generations. At some point in the past, people built the buildings and built out the beautiful campus that we now enjoy. We want to do the same for others. Finally, our missions budget continues to grow every year, and we continue to support new church plants, new works, and new supported workers.

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

You can submit questions now and throughout the summer. We expect that the public-facing capital campaign will be up and running starting late summer and going through the fall, with a celebration on Sunday sometime in November.

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

We have been told that construction will take about a year. We can expect some inconveniences on our campus during that time. We anticipate a start date sometime in the first half of 2027.

Have Questions? Send them to:

Info@ChristCovenant.org

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

