



The 228 in Sterling
PO Box 37, 228 Leominster Rd. Sterling, MA 01564

Welcome to The 228 in Sterling

What can we do for you today and tomorrow?

The 228 in Sterling is the newest event facility in Wachusett area, specifically catering to the small to medium wedding, business or custom personal event.

We are a real post and beam barn with wood floors and the modern conveniences. The 228 is a country facility with simple beauty located on a gorgeous property.

Our goal is simple; to pair our special property with your special event. We are friendly, flexible, and happily welcome your input and customization requests for your formal event, business meeting or casual wedding reception.

What we provide for your parties and showers

- ❖ First and foremost you have exclusive use of an (8) eight-acre property. We schedule one event per day so our attention can be on you and your guests. Your party can focus on relaxing and “Celebrating at The 228”.
- ❖ You choose the event start time
- ❖ Quiet and secluded park-like atmosphere
- ❖ Easy highway access for guests and hotel shuttles
- ❖ One event on-site at a time and one function per day
- ❖ Prompt communication with expanded business hours
- ❖ (2) two hours to set up, (4) four hours for your event (more time available)
- ❖ Covered patio with cafe tables and chairs
- ❖ The 228 in Sterling Coordinator to work with you, your event planner and vendors
- ❖ The 228 in Sterling staff clean up your event decorations and pack up gifts

The site:

- ❖ Secluded eight-acre property
- ❖ Accommodates 150 maximum (with add'l rental tent and seating required)
- ❖ Tents permitted on site through our specified vendor
- ❖ Convenient and ample parking
- ❖ Games welcomed for celebrations
- ❖ Fully handicapped accessible site including ramp into building
- ❖ Covered pavilion with (8) eight picnic tables
- ❖ Charming stone fire-pit gathering area with furniture provided
- ❖ Multiple smaller gathering areas on property
- ❖ Landscaped and planted grounds

Staff and Vendors:

- ❖ The 228 in Sterling Event Coordinator works with you, your event planner and your chosen vendors to make your party come to life
- ❖ The 228 in Sterling Staff clean up your event décor, trash and packs up gifts
- ❖ We make planning easy; Choose from our preferred vendors or submit your own qualified candidates for approval
- ❖ Appointments available day, night and weekends to accommodate your schedule
- ❖ Event Coordinator will work with vendors to receive deliveries on site

Inside the building:

- ❖ Seats 95 guests indoors
- ❖ 17' exposed timber ceiling
- ❖ Authentic post and beam barn completed in 2016 with sliding cross-buck barn doors.

- ❖ Fully air conditioned and heated for year-round use
- ❖ Prep kitchen with commercial freezers, refrigerators, wine chiller, and small microwave. Note: No ovens available for onsite cooking.
- ❖ 6' round tables and 6' or 8' rectangular tables set up inside the building
- ❖ Neutral fabric, upholstered banquet chairs provided for inside building use
- ❖ Banquet tables provided for your caterer, DJ, dessert station or gift tables
- ❖ Custom made rolling cake or gift cart for your use
- ❖ Inside or outside bar station available (alcohol/ bartender service for additional fee)

Pricing:

❖ **Category 1: Venue Only**

Shower/Party Venue Rates, Four Hours 2018 dates:

(minimum \$1000 venue fee for Saturday rental Memorial Day through Halloween, \$800 any other Saturday date)

\$500	0-50 guests
\$750	50-70 guests
\$950	70-90 guests

Shower/Party Venue Rates, Four hours 2019 dates:

(minimum \$1450 venue fee for Saturday rental Memorial Day through Halloween, \$1000 any other Saturday date)

\$600	0-50 guests
\$900	50-70 guests
\$1050	70-90 guests

+ Fixed 10% staff gratuity based on venue pricing, due with final payment

Notes:

❖ **Category 2: Sample Bar Packages (choose bar vendor)**

Bartender (per 60 guests, four hours)	\$ 150.00
bar supplies- i.e fruit, cups, ice (alcohol not included)	\$ 2.00/pp

beer and wine- ONE hour open/cash bar combo	\$ 10.50/pp
full bar- ONE hour open/cash bar combo	\$ 12.50/pp
open bar- beer and wine, FOUR hours	\$ 22.50/pp
open bar- full service, FOUR hours	\$ 24.50/pp
other options available....	

❖ **Category 3: Décor**

"House linens"

White, Ivory, Black 85x85 square Tablecloths & choice of 16 folded napkin colors

0-40 guests "simple shower"	\$100/event
0-70 guests	\$ 200/event
70-110 guests	\$ 400/event
110-150 guests	\$ 600/event

Chair covers- White, Ivory, Black (The 228, installed)	\$ 3.00/chair
The 228 Drapery-Merlot, Willow, White Sheer (3 doors)	\$ 200/150

"Premium linens"-

Round Various length Tablecloths & choice of over 50 solid Napkin colors

www.werentlinens.com (or custom by quote)	\$ 7.00/per person
Chair sash (rental, installed)	\$ 3.50/chair
Chair covers- colored (rental, installed)	\$ 6.00/chair

❖ **Category 4: Additional Services**

The 228 Staff support for event (helping decorating team, setting up rental furniture, working for caterers, vendor clean up, passing appetizers or signature drinks):

\$40.00/person/hr

Add'l venue decorating time before event (venue open, no staff involvement)

\$50.00/hr

Drop off catering/kitchen fee**

\$200.00	0-50	guests
\$300.00	50-70	guests
\$400.00	70-95	guests

❖ **Category 5: Exterior items, Misc, and Additional Event timing**

Firepit usage (wood supplied, staffed)	\$ 150/4 hours
Smore's station set up table/trash OR	Included
Colored flames in fire with duraflame	Included
Café style patio heaters w/tabletop (2 available)	\$ 75.00/ each
Wireless, portable Bluetooth speaker w/microphone for Ceremony or Party music	\$ 40/event
Additional Event time	\$ 150/hour- pre 10 pm \$ 250/hour- post 10 pm

Our wonderful team of preferred vendors is assembled to help take the guesswork and confusion out of party planning. They are professional, welcome custom requests, and pack a whole lot of experience and customer service into their wide scope of skills. Or if you have a vendor who is near and dear to your heart with the proper credentials and insurance, you are certainly welcome to celebrate with them at our venue.

Policies and Procedures:

1. We are happy to accommodate tents through our required vendor, **Callahan's-Rent-A-Tent**.
2. We also coordinate linen and chair enhancement packages should you choose a caterer or non-traditional food supplier, not including those in their service. See above.
3. For larger events or events with open bar packages, it is The 228's discretion to retain a Security/Parking detail for part or all of the event and submit the invoice to Client for payment.
4. Due to the amount of excessive trash, mess and spills created, **effective 5/10/18, it is now our policy that we no longer allow plastic table covers for events**. Customers must bring their own cloth tablecloths, utilize our affordable cloth linen packages, or work with their caterer's linen service. The 228 offers affordable options making our tablecloths for a whole party similarly priced and more environmentally friendly than plastic alternatives.
5. Because The 228 typically has separate events scheduled for Friday, Saturday, and Sunday each week, all furniture and decorations to be used at the (wedding) event must be delivered, set up, and removed the same contracted day of event unless additional rental days have been reserved and paid for, regardless of event size: NO EXCEPTIONS. Please plan your rental delivery and decorating teams accordingly.
6. ****Per contract, the drop off/kitchen fee applies when at least one catering staff member does not remain on site through serving time of event and assume responsibility for caterer's food and cleanup.** This fee charged is also at The 228's discretion when multiple caterers/modes of food service are involved at the same event. **The 228 always recommends utilizing one full-service caterer whenever possible.**

We look forward to Celebrating with You at The 228 in Sterling
With Kind Regards, Your Hostesses Patricia Fisher and Sharon Olsen