



Welcome to The 228 in Sterling

Located in Sterling, MA, The 228 in Sterling is the newest event facility in Wachusett area.

Our goal is simple; to pair our special property and superior customer service with your special event. We are friendly, flexible, and happily welcome your input and customization requests for your family milestone event, customized wedding reception, or special business meeting.

Although we do not offer wedding “packages” per se, our a la carte pricing listed below allows you to build your event at The 228 in Sterling including as many or as few of our services as you require:

Category 1: Just the Wedding Venue

- ❖ First and foremost you get exclusive use of an (8) eight-acre private property.
- ❖ Quiet and secluded park-like atmosphere
- ❖ Easy highway access for guests
- ❖ One event on-site a time and one function per day
- ❖ You choose the start time
- ❖ The 228 in Sterling Event Coordinator for your party to attend to you and your vendors' needs from contract to day of the event.
- ❖ Prompt communication with expanded business hours
- ❖ Generous celebration time: (2) two hours to decorate/set up, and up to (5) five hours for your event.

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 microwave for your caterer's use (Note: no ovens onsite)
- ❖ 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 and/or outside bar station available (depending on guest count)
- ❖ Stone paver covered patio with cafe tables and chairs

The site:

- ❖ Secluded acreage site for celebration just steps from the ceremony and reception
- ❖ Accommodates 150 maximum (with add'l rental tent and seating required)
- ❖ Tents permitted on site through our specified vendor
- ❖ One-hour wedding rehearsal (scheduling based on availability)
- ❖ Convenient and ample parking
- ❖ Games welcomed for celebrations
- ❖ Fully handicapped accessible site with ramp into building
- ❖ Covered pavilion with (8) eight picnic tables
- ❖ Charming stone fire-pit gathering area with furniture provided
- ❖ Multiple wedding ceremony locations included on property

Staff and Vendors:

- ❖ The 228 in Sterling Event Coordinator works with you, your wedding planner and your chosen vendors to make your Wedding Vision come to life
- ❖ The 228 in Sterling Staff clean up your event décor and pack 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 meet your schedule
- ❖ Event Coordinator will work with vendors to receive deliveries on site

Just The Wedding Venue Pricing:

2018 Venue Rental Rates

0-50 guests=	\$ 800.00
50-70 guests=	\$1100.00
70-95 guests=	\$1450.00
95-125 guests=	\$1830.00*
125-150 guests=	\$2200.00*

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

2019 Venue Rental Rates

0-50 guests=	\$1000.00
50-70 guests=	\$1250.00
70-95 guests=	\$1600.00
95-125 guests=	\$2000.00*
125-150 guests=	\$2500.00*

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

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

Notes:

Options:

Category 2: Sample Bar Services (choose from bar vendors)

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

“The 228-House linens”
White, Ivory, Black Tablecloths & choice of 16 napkin colors (folded)

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 \$ 200/150

“Premium linens”- Tablecloths & choice of over 50 solid Napkin colors
www.werentlinens.com (custom fabrics- by quote) \$ 7.00/ per person
Solid chair sash (rental, installed) \$ 3.50/chair
Chair covers- solid colors (rental, installed) \$ 6.00/chair

Category 4: Additional Services

“The 228 Staff” Support for event (decorating, moving rental furniture, working with caterers, vendor clean up, etc): \$40.00/person/hr
Add'l venue decorating time before event (no staff help) \$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 and 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
Functioning "Reveal" Chapel Doors- ceremony site	\$ 300 set up/take down
Café style patio heaters w/tabletop (2 available)	\$ 75.00/ each
Wireless Bluetooth speaker with Microphone	\$ 40.00/event
Additional Event time	\$ 200/hour- pre 10 pm \$ 300/hour- post 10 pm

Notes:

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 that does not include 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.

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 one catering staff member does not stay on site through serving time of event.** This fee and amount charged is also at The 228 discretion when multiple caterers/modes of food service are involved at the same event. **The 228 always recommends utilizing one of our full-service caterers whenever possible.**

We look forward to Celebrating with You at The 228 in Sterling

With Kind Regards, Your Hostesses Patricia Fisher and Sharon Olsen