



✦ Welcome to The 228 in Sterling ✦

As one of the newest venues in the Wachusett region, The 228 in Sterling slid its big red barn doors open in 2016 with one clear mission: pair the exclusive use of this special property and superior customer service with your special event. We are flexible and happily welcome your customization requests for your wedding ceremony and reception or rehearsal dinner.

At The 228 we pride ourselves on being a unique wedding venue; able to think beyond the typical to achieve your wedding vision. The 228 can deconstruct packages to achieve results that are the best for our customers and for us. It has always been our way of doing things “a little differently”; to order meals “on the side”, to ask if there are “other colors” available, and to look at adding “some more options” to make the standard plans work for everyone and happily changing as necessary.

Although we do not offer wedding packages per se, our a la carte options paired with exclusive use of the property allows you to build your event at The 228 in Sterling utilizing as many or few of our services as you require. This helps our clients minimize delivery and labor charges and stress by having items available onsite. But, you only pay for what you need or want and can bring some of your own or with your approved vendors too.

After you read through what’s included with Part A, “Just The Wedding Venue” feel free to read on to Part B, “The Big Help List”, and see if there’s anything else we can do to support your day. Please don’t worry. Sit back and take a deep breath. It’s supposed to be a fun experience.

Part A: “Just The Wedding Venue”

What’s included in “Just The Wedding Venue” fee?

- ❖ 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 at 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.
- ❖ Generous celebration time: (2) two hours to decorate/set up, and up to (5) five hours included for your event.

Inside the building:

- ❖ Seats 90 guests indoors comfortably
- ❖ 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 freezer, refrigerators, metal prep tables and microwave for your caterer's use (Note: no ovens onsite)
- ❖ 6' round dining tables and 6' or 8' food and gift rectangular tables set up inside the building. Substitution of family style rectangular tables available through Callahans*
- ❖ Neutral fabric, upholstered banquet chairs provided for inside building use
- ❖ Banquet tables provided for your caterer, DJ, dessert station or gift tables
- ❖ Inside or outside bar station available (alcohol/bartender service for additional fee)
- ❖ 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, Callahan's Rent-a-Tent
- ❖ 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
- ❖ Multiple wedding ceremony locations included on property

“Just The Wedding Venue” Pricing:

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)

2020 Venue Rental Rates

0-50 guests=	\$1100.00
50-70 guests=	\$1350.00
70-95 guests=	\$1800.00
95-125 guests=	\$2300.00*
125-150 guests=	\$2600.00*

*Tent and rental furniture required

(minimum \$1600 venue fee for Saturday rental Memorial Day through Halloween)

+ Fixed 15% staff gratuity based on base venue pricing, due with final payment

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 event décor and pack up gifts in provided containers (excessive trash, broken glass items, glitter and safety risks will incur additional charges)

- ❖ 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

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 and they provide to us 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 and install linen and chair enhancement packages should you choose a caterer or non-traditional food supplier that does not include those in their service.
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. Under NO CIRCUMSTANCES is BYOB allowed. This includes "nips", bottles, flasks, "pregaming" on site and guests arriving with alcohol and frequenting their vehicles or "far reaching parts" of our property during the event. As this is a danger to our guests and the public, we reserve the right to confiscate alcohol brought onto our property by guests and/or guests can be asked to leave the event. Safety of our guests is always paramount. The contracted Client is responsible for the behavior of their guests.
5. 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 or paper table covers for events**. Customers must utilize our affordable cloth linen packages, work with their caterer's linen service, or bring their own cloth tablecloths. The 228 offers affordable options making our tablecloths for a whole party similarly priced and more environmentally friendly than plastic alternatives.
6. 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.
7. ****Per contract, the drop off/kitchen fee applies when one catering staff member does not stay on site through delivery and 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.**

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

Next... Part B: "The Big Help List" for all our On-Property Options and Services...