

*The 228 in Sterling Event Pricing***



Five Hour Use- 2023:

(plus fixed 18% gratuity)

\$2350	0-50 guests
\$3150	51-80 guests
\$3900	81-120* guests

Additional facility rental time is also available at a rate of \$450 per hour for up to 2 extra hours not to exceed an end time of 11pm on any day of the week (18% gratuity rate will apply to additional venue time).

Non-Refundable Deposit (with executed contract): date hold reservation is transferrable to another date within 12 months from originally scheduled date**

*Tent & outdoor rental seating to only be provided by **required vendor** for any event over 92 guests.

**Pricing for venue fee and optional items not guaranteed and can change without notice.

Fixed 18% gratuity based on venue pricing, due with payments for 2023 and 2024 contracts

What's INCLUDED with your Wedding Venue Fee?

- ❖ Exclusive use of a private facility
- ❖ Choice of your event start time
- ❖ One event on-site at a time and one wedding scheduled per day
- ❖ (5) five hours included for your wedding with option to extend
- ❖ Barn seats 92 guests indoors
- ❖ Complimentary WiFi
- ❖ Pre-screened vendor list for most wedding categories at various price ranges
- ❖ Standard linen package included on all 5-hour events
- ❖ Cake cutting and serving (to buffet or dining table) on 228 standard disposables
- ❖ Fully air conditioned and heated barn for year-round use
- ❖ Prep kitchen with commercial freezer, refrigerators, metal prep tables and microwave for your full-service caterer's use (Note: no ovens onsite)
- ❖ 6' round dining tables, chairs, and vendor tables provided for DJ and caterers
- ❖ Inside or outside bar station available (beverage packages at additional fee)
- ❖ Facility maximum of 120 guests (with additional rental tent & furniture options)
- ❖ Convenient and ample free parking
- ❖ Seasonal décor indoors and fresh plantings outside
- ❖ Handicapped accessible site and indoor accessible restrooms
- ❖ Multiple ceremony locations on site with one under cover in case of rain
- ❖ Covered stone patio, furnished
- ❖ Covered pavilion with (8) eight picnic tables adjacent to the building
- ❖ One-hour wedding rehearsal (scheduling based on availability)
- ❖ Flexible appointment times to accommodate your schedule
- ❖ Up to (3) Décor meetings with a "mock table-scaping" run-through

- ❖ Venue Coordinator to receive deliveries day of wedding for floral, baked goods and other vendors arrive within your setup timeframe.
- ❖ Timeline creation and room layout samples
- ❖ New Client Portal for easy communication and reminders
- ❖ A free Wedding Website for couple to plan everything! Coordinate with family and friends and link to Venue, vendors, and invitations to keep track of RSVPs, hotel information, transportation, etc!
- ❖ The 228 Staff includes four staff-hours décor time for your wedding* plus post-event packing of décor and gifts. Decorations will be dropped off at an earlier agreed upon time. We coordinate the rest with your vendors arrival times!

What's NOT INCLUDED with the Venue fee:

- ❖ Ceremony seating- choose from The 228 in Sterling benches, Callahan's chairs or other pre-approved seating providers, (if having your ceremony on site)
- ❖ Farmhouse tables available for rent but not included as a standard
- ❖ Alcohol, beverages or bartenders- multiple required bar services and packages are available from which to choose
- ❖ Chair covers, chair sashes, floor length linens, table runners- Standard linen package has 3 colors of 85x85 tablecloths and 57 colors of cloth napkins. Ask for more details.
- ❖ Wine barrel dessert stations, high top tables, other optional furniture to enhance your celebration
- ❖ Staffed Fire pit- option for 2 or 4 hours
- ❖ Portable propane heaters with cocktail tables on chilly nights
- ❖ The 228 food servers- The caterer is required to provide food servers appropriate to the number of guests and complexity of food and dish service. Otherwise, a fee is automatically assessed to Client for The 228 having additional staff available.

*** Excessive linens or décor may incur additional labor charges like ironing tablecloths, chair covers, assembling intricate centerpieces, etc.**

The 228 in Sterling Policies and Procedures:

rev9.2022

1. All event pricing includes standard fabric tablecloths provided by The 228. Five hour events will include folded napkins in Client's choice of our full standard color selection.
2. We are happy to accommodate tents through our required vendor, Callahan's-Rent-A-Tent. For events exceeding our fire code limit of 92 guests, a tent is required.
3. Credits will not be issued for clients wishing to provide their own linens. The 228 will only install client linens out of packaging and "ready to go". Linens needing ironing or napkins requiring folding will incur additional expenses at a labor rate of \$50/hr/per staff member.
4. All furniture and decorations to be used at the 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. All rentals must be coordinated through The 228. If it is a rental provider not already on The 228's vendor list, Client is required to provide contact information of intended vendor. **Do not sign contract with vendor until such provider has been approved in writing by The 228 in Sterling.**
5. 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.
6. Centerpieces comprising fresh or artificial flowers must arrive on site assembled.
7. Under NO CIRCUMSTANCES is BYOB allowed. This includes "nips", bottles, flasks, alcohol as favors, guests arriving with alcohol. 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. The contracted Client is responsible for the behavior of their attendees.
8. Consumption of any marijuana products like "gummies", baked goods, edibles, and smoked marijuana on The 228 in Sterling grounds is NOT permitted. Guests caught using these products on the grounds and risking staff and public safety will be asked to leave The 228 in Sterling.
9. All prepared food items (with the exception of cakes, pies, cupcakes, cookies and the like) must be properly transported, set up, served and cleaned up by a licensed and insured caterer possessing Serv-Safe certification, otherwise the food is considered a "Drop-off" and will be assessed a "Drop-off fee" to be safely handled and served by The 228 in Sterling. Client may not serve or set out the caterer's food or delegate these duties to a guest in lieu of the minimum \$250 fee for The 228 to assume these duties, regardless of food type and Client's credentials or expertise. This amount charged is also at The 228's discretion. The 228 always recommends utilizing one of our full-service caterers whenever possible. Any questions, please contact Sharon at 978.563.9228 before engaging a caterer not on our preferred vendor list.

Thank you very much