



## *A Unique Setting for Your Special Event*

### Complimentary Benefits:

- No Hidden Fees
- Catering Kitchen
- Tables and Chairs for up to 250 people
  - Coat Closet
- Choose Your Own Vendors
  - Sound System
- Drop Down Screen and Projector
- Extended Hours (Stay Until *Midnight\**)
- **FREE** Family Membership with each Deluxe Rental

**SPECIAL RATES FOR SUNDAY THRU FRIDAY**

**FOR AVAILABILITY, PLEASE CONTACT US:**

QUINLAN VISUAL ARTS CENTER  
514 Green Street, N.E.  
Gainesville, Georgia 30501

Phone: (770) 536-2575 Fax: (678) 343-2738  
e-mail: [info@qvac.org](mailto:info@qvac.org)  
[www.quinlanartscenter.org](http://www.quinlanartscenter.org)

**Hours of Operation: Monday – Friday 9AM-5PM, Saturday 10AM-4PM (Closed Sunday)**

*The Quinlan is a nonprofit, privately owned and operated facility.  
Its membership provides for its maintenance and operation through dues, donations and volunteer service.  
\*Sculpture garden must be vacated by 11 p.m. Parties can proceed until midnight inside.*

# RENTAL AGREEMENT

The Board of Directors and Staff of the Quinlan Visual Arts Center (hereafter, the Quinlan) welcome interested groups to hold events in the Quinlan facilities. **The Board reserves the right to disapprove any request without any reason.**

## RULES FOR RENTAL

- 1. Non-Refundable Deposit:** To reserve your date, a non-refundable deposit of five hundred (\$500) dollars is required. The deposit is part of the base fee and may be transferred to another date within the calendar year provided notice to change is given one month in advance of original schedule date. A \$25 transfer fee will apply.
- 2. Refundable Cleaning/Damage Deposit:** A one thousand (\$1000) dollar refundable cleaning and damage deposit is required as well as a credit card imprint that may be used for damages in excess of one thousand (\$1000) dollars. ***Receipt of both deposits will confirm your date.***
- 3. Rental Fee:** The balance of the rental fee will be due two weeks prior to facility use. Failure to pay balance two weeks before the event date may result in a cancellation of your rental. A \$50/day late fee will be applied for each day that the payment is late. It is up to the renter to make sure payment is made without reminder from the Quinlan.
- 4. Renter Responsibilities:** All deliveries, setup and the event must occur on the date contracted for the rental. *As a courtesy, you may setup beginning at 2:00 PM the day prior to your rental provided there is no other rental scheduled for that day (excluding -Monday rentals).* All items must be removed no later than **12:00 noon** on the business day immediately following the rental or you will incur an additional \$500 late fee. There is no early set up in the sculpture garden. All sculpture garden set up and break down needs to occur the day of the rental.  
**Renters are responsible for:**
  - Trash removal and appropriate disposal. A dumpster is located in the lower parking lot for your convenience.
  - The cleaning of all major spills as they happen.
  - The return of the catering kitchen to its original condition. (Sinks, countertops, floors, ovens, refrigerators and freezers. Sinks and drains should be cleared of all food residue.)
- 5. Service Provider Information:** Renter shall provide the Quinlan with the names and phone numbers of the caterer, equipment rental firm and any other service provider. **It is solely the responsibility of the Renter to take possession of any items dropped off for the event.** Unclaimed items will become the property of the Quinlan.
- 6. Tables & Chairs:** Tables (60" diameter), chairs for up to two hundred and fifty (250) individuals and up to eight (8) six-foot banquet tables are included in the rental fee. Tables seat a maximum of 10 people. ***Rental fee does not include the set up or the breakdown of tables and chairs.*** Arrangements to perform this service will need to be made **by the Renter** with their caterer, party planner or other service provider. All tables and chairs must be returned to the appropriate storage and classroom areas. Failure to do so will result in five hundred (\$500) dollars being deducted from the cleaning/damage deposit.
- 7. Smoking:** The Quinlan is a **non-smoking** facility. Renters must furnish ash trays/receptacles if smoking is to be permitted outside of the building. A fine of five hundred (\$500) dollars will be deducted from the refundable deposit if smoking materials are left on the grounds. There is **NO SMOKING** allowed in the sculpture garden. Smoking debris discarded in the garden will result in a five hundred (\$500) dollar fine.
- 8. Forbidden Items:** The use of rice, birdseed, glitter, and confetti, are prohibited on Quinlan grounds. Fireworks, sparklers and any and all other incendiary device are not allowed in or on the Quinlan property. A fine of five hundred (\$500) dollars will be deducted from the refundable deposit if this rule is violated.
- 9. Quinlan Systems:** Air Conditioning units, lights and electricity: Only Quinlan personnel or contracted security guard may adjust the air conditioning, heating system or lights. The air conditioning /heating must be left on. The electrical boxes may not be tampered with. All electrical needs must be met utilizing existing power outlets.
- 10. Renter Liability:** While the Quinlan carries insurance on its contents, the deductible rating requires that any damage of less than two thousand (\$2,000) dollars be an insurance liability assumed by the individual financially responsible for the rental.
- 11. Food Preparation:** Food preparation is limited to the catering kitchen *only*. Catering kitchen is for interior facility rentals only.

12. **“As Is” Facility:** The Quinlan facility will be provided “as is.” Exhibitions are planned years in advance. No works of art may be moved or lighting altered except by Quinlan personnel. The Quinlan staff will move exhibition items for the protection of the work only. The Quinlan is not responsible for any items left after an event.
13. **Alcohol:** You may provide alcohol to your guests but are not permitted to sell alcoholic beverages on site. Per our rental agreement, the renter will agree to **hold Quinlan Visual Arts Center harmless for any alcohol related claim that may arise**. See Gainesville city ordinances Sec. 6-4-45. Brown bagging. (a) It shall be unlawful for a licensee or any other business establishment to allow customers to bring with them their own alcoholic beverages which is known as "BYOB" or "brown bagging."(b) It shall be unlawful for any alcoholic beverages to be allowed to be brought into, served, stored, kept or consumed by any person on the premises of any business establishment for which a city business/occupation tax certificate has been issued and which business establishment has no alcoholic beverage license issued by the city council.(c) The prohibitions and restrictions in paragraph (b) shall not apply to a private function in which attendance is by invitation only:(1) All alcoholic beverages served at a private function shall be provided by the host or hosts;(2) The cost of the alcoholic beverage(s) served at a private function are to be paid for by the host or hosts;(3) There are no business transactions conducted during the private function; and (4) There is no cost to attend the private function either by donations or any other means. (Please consult with your private insurance provider for further information and to assure personal coverage, or [www.wedsafe.com](http://www.wedsafe.com).)
14. **Security Guard:** The Quinlan requires that security be present for all private functions held before or after regular business hours. (The Quinlan is open Mon.-Fri. from 9 AM - 5 PM, Sat. from 10 AM - 4 PM.) The Security Guard is hired for the **protection of the art and the security of the building and grounds ONLY**. The Security Guard should **NOT** be asked to assist in any of the following duties: facility clean-up, packing, parking, table and chair storage, garbage removal, traffic direction or any other duty that other event service providers should be hired to perform. The security rate is non-negotiable and thirty-five (\$35) dollars per hour, minimum of 4 hours. Full payment is due at the end of the event, payable directly to the security guard on duty. A fifty (\$50) dollar per day late fee will be applied for each day that the payment is late.
15. **Tents:** The Quinlan Visual Arts Center has an overall maximum capacity of 300. The grounds are available (**upon written request**) for tented events, as necessary, to increase this number. Special arrangements should be made with Quinlan staff if you are planning on using the grounds for tented events.
16. **Interior and Exterior Decorations:** Floral arrangements and plants must be in leak-proof containers. All floral materials must be removed by the close of the contracted rental time. The use of exterior decorations such as vines, lights or any other addition that changes the appearance of the building façade or garden must first be approved, in writing. No-drip candles in glass vessels higher than the flame are required. Lights and drapery in the sculpture garden must be approved and utilize the hooks provided. Tape or adhesive may not be used on columns to secure lights. You may not put anything in the trees.
17. **Gift Shop:** The Quinlan Gift Shop will be closed during facility rentals.
18. **Lobby:** The Walters Gallery (main entrance lobby) is **not** on the list of “Rental Options” (see page 4 of the Quinlan Visual Arts Center Rental Agreement.) Exceptions for the use of this space can be made at the discretion of the executive director. All requests for the use of the lobby and proposed table placement will need to be made in writing. Requests for tables for packages, guest books, photographs and floral arrangements will be considered. No tables **whatsoever** may be placed in front of the artwork in the lobby area and neither food nor beverage stations are permitted in the Walters Lobby.
19. **Special Requests:** Special requests for decorations, lobby use, tents, specialty food preparation stations, or any other request not defined above needs to be made *in writing* to: [info@qvac.org](mailto:info@qvac.org). Please include the date and time of your rental and the name of the responsible party with this request for it to be submitted and approved.
20. **Rental Duration:** All rentals end at midnight on the rental date of contract. This includes break down, trash removal and any necessary clean-up. (For extended use fees, see page 4.)
21. **Children:** All children must be supervised at all times. The security guard is not a babysitter.
22. **Amplified Sound in Sculpture Garden:** All amplified noise in the sculpture garden must be finished by 10:30 p.m.. Any fines incurred for violation of the noise ordinance will be the responsibility of the renter. The garden must be vacated by 11:00 p.m. with the exception of clean up staff. If using amplified sound in the sculpture garden, please file an Amplifying Device Permit Application with the City of Gainesville. <http://www.gainesville.org/amplifying-device-permit/>

## RENTAL OPTIONS

Space	Area (sq. ft.)	Base Fee	Details:
<b>GALLERY LEVEL</b>			
❖ Mansfield Gallery	2,400	❖	Seating for up to 210. Table and chair use available free of charge. All gallery spaces are interconnected. Smart technology features Include drop down screen and projector. Must provide own laptop, DVD player, etc.
❖ Green Street Gallery	560	❖	Additional seating for up to 40.
❖ Bailey Gallery	470	❖	
❖ Thomas Gallery	340	❖	
❖ Moore Gallery	270	❖	
❖ Catering Kitchen	370	❖	<i>No deep-fat frying or open flame cooking is allowed.</i>
❖ <b>DELUXE RENTAL Saturdays</b> (inside only) <b>DRS</b>	4,040	<b>\$2,000</b>	<b>*Includes all spaces marked by ❖ Does not include sculpture garden.</b>
❖ Sunday-Friday (inside only) <b>DRO</b>	4,040	\$1,500	<b>“Off-day” rate, *Includes all spaces marked by ❖. Does not include sculpture garden.</b>
Edith Quinlan Rankin Conference Room <b>CR</b>	540	\$350 for first four (4) hours \$100/hr for each additional hour	Includes seating for 16-20. Smart technology features: Drop down screen and internet capabilities. Additional staff fee (or security guard fee- see below) may apply for events occurring before and/or after business regular business hours. Please consult staff for necessary arrangements.
<b>SCULPTURE GARDEN</b>			
<b>DELUXE GARDEN RENTAL</b> <b>GRR</b>		<b>\$2,500</b>	Includes use of sculpture garden, Quinlan Gallery level (Deluxe Rental), 5 gallery spaces, catering kitchen and coat room. Rental of sculpture garden is RAIN OR SHINE. There are no fees refunded if the garden is not used due to inclement weather or any other reason.
Garden ONLY <b>GO</b>		\$1,500	Includes the use of sculpture garden <b>ONLY</b> . Maximum capacity 175. Access to restroom facilities on lower (studio) level. Rental of sculpture garden is RAIN OR SHINE. There are no fees refunded if the garden is not used due to inclement weather. Garden only option <b>DOES NOT</b> include a “rain plan” use of Gallery level. If your plans change and you require the use of the interior of the facility because of weather including but not limited to precipitation and extreme heat, you will be required to pay \$2,500 for the <b>DELUXE GARDEN RENTAL</b> .
<b>STUDIO LEVEL (Art Studios and Classrooms)</b>			
Payne Art Studio <b>PSR</b>		\$200 (for 4 hours) \$100/hr for each additional hr.	Available for rental, morning or afternoon during business hours. Additional staff fee (or security guard fee- see below) may apply for events occurring before and/or after business regular business hours. Please consult staff for necessary arrangements.
Tull / Jacobs / Norton Classroom <b>JNS</b>		\$300 (for 4 hours) \$100/hr for each additional hr.	May be divided into small studio space with dais perfect for life-drawing classes or used as one large workshop space. Additional staff fee (or security guard fee- see below) may apply for events occurring before and/or after business regular business hours. Please consult staff for necessary arrangements.

ADDITIONAL SERVICES AND FEES			
Service		Fee	Comments
**Security Guard	** <u>required</u>	\$35/hr	** <u>The Security Guard is the only mandatory service fee.</u> Four (4) hour minimum; personnel provided by the Quinlan only. A \$50/day late fee will be applied for each day that the payment is late.
Tent	optional	Renter provided	Tents may be used by special arrangement.
Extra Day Fee	optional	\$1500 (each day)	Any set up before 2 PM the business day prior to event and any rental removals after 12:00 noon the business day after event will result in a charge of <b>\$1500</b> per day extra day fee.
Extended Use Fee	optional	\$500/hr for each additional hr.	For use of facility beyond contracted time. Rentals must conclude by midnight the rental date of contract. If you require additional time, you may extend for \$500/hour; rate is not prorated for portions of hours after midnight.
FEES			
Table and Chair breakdown		<b>\$500</b>	Any tables and chairs that are not returned to the original locations will result in a five hundred ( <b>\$500</b> ) dollar deduction from your refundable deposit.
Smoker Clean-up		<b>\$500</b>	If your guests plan to smoke (permitted outside only), please provide ash trays or cans for the disposal of smoking materials, failure to dispose of cigarette butts will result in a five hundred( <b>\$500</b> )dollar deduction from your refundable deposit. There is NO SMOKING permitted in the sculpture garden. Smoking debris left in the sculpture garden will result in an additional fine of \$500.
Noise Ordinance Violation		<b>TBD</b>	Per the City of Gainesville ( <a href="http://www.gainesville.org/amplifying-device-permit/">http://www.gainesville.org/amplifying-device-permit/</a> ) any violation of the 10:30 p.m. noise ordinance resulting in any fines will be due and payable from the financially responsible party.
Minor Clean up Fee		<b>\$50-\$100</b>	May be charged post-event per occurrence. Includes minor cleaning issues/spills including but not limited to: food left in refrigerator, food residues left in sinks, garbage, etc.
Major Spill Clean up and/or Carpet and Upholstery Cleaning		<b>\$250/ spill</b>	Includes any and all spills that remain on the floors or walls following the event. This includes any food or beverage or other spills on carpets, upholstery and walls.
Improperly Affixed Exterior Decorations		<b>\$1,000</b>	Any items used (including but not limited to tapes and adhesives) to secure or hang draperies, floral, lighting other than the preinstalled hooks. Anything placed in trees.
Exterior Trash pickup		<b>\$250</b>	Includes any and all trash, food or other debris from event that is left in the parking lot, sculpture garden, grounds and on the exterior of the dumpster.

### DELUXE RENTAL and DELUXE GARDEN RENTAL Free Gift Membership:

As a special thank you for having chosen our facility, **one Complimentary Family Membership** will be given to **Deluxe Rentals**. This membership is good for one year and has a \$100.00 value. Benefits include: Quinlan Visual Arts Center newsletter, an invitation to all exhibition receptions, discounts on class tuition for the entire family (including Summer Art Camp) and an invitation to participate in the annual Members' Exhibition each fall. Date confirmation will occur after deposit has been paid. If different from above, please list the name and address of the recipient:

\_\_\_\_\_  
Name of person receiving membership

\_\_\_\_\_  
Contact phone number

\_\_\_\_\_  
Address

\_\_\_\_\_  
City State Zip

\_\_\_\_\_  
E-mail



**RENTAL CONFIRMATION/ STATEMENT OF AGREEMENT**

Your signature below affirms that you have read and understand the rules set forth in this Rental Agreement. Any violation of these rules will result in forfeiture of all or part of your deposit and may cause you to incur additional expenses for damages.

The financially responsible party agrees to pay all applicable fees and deposits as described in the Rental Agreement. The financially responsible party agrees also to pay for all repairs resulting from any damage to the premises during the period of this agreement, including but not limited to, charges for any long-distance or other unauthorized toll phone calls made during the period of the agreement.

Renter agrees to prohibit the conduct of illegal activities on the premises during the period of the agreement. Renter agrees to maintain orderly conduct and promote proper and lawful use of the premises, both interior and exterior, and follow all facility rules as set forth in the Rental Agreement. Failure on behalf of the Renter to abide by the laws of the State of Georgia and Ordinances of Gainesville and Hall County may result in this agreement being voided immediately and the Renter being required to leave the premises upon immediate notice by law enforcement.

Renter and financially responsible party agree to indemnify, protect and hold harmless the Quinlan Visual Arts Center, its Board of Directors, officers, employees, agents and servants from all claims, demands, actions, suits, damages, loss and expenses of whatever kind or nature to any person or to any property arising out of or in connection with the Agreement herein for the utilization of said facility and to pay for any costs associated with the above resulting from the use of the facility by the Renter.

\_\_\_\_\_ Date of Agreement

\_\_\_\_\_  
Renter's Name Phone Number E-mail  
**Must be 25 years of age with valid photo identification and able to communicate directly with Quinlan Staff.**

\_\_\_\_\_  
Renter Mailing Address City State ZIP

\_\_\_\_\_  
Financially Responsible Party's Signature Phone Number E-mail  
**Must be 25 years of age with valid photo identification and able to communicate directly with Quinlan Staff.**

\_\_\_\_\_  
Second Contact Person Phone Number email  
**Must be 25 years of age with valid photo identification and able to communicate directly with Quinlan Staff.**

Rental Space (from page 4): [ ] **DRS** [ ] **DRO** [ ] **CR** [ ] **GRR** [ ] **GO** [ ] **PSR** [ ] **JNS**

Total Rental Fee: \$\_\_\_\_\_ - \$500 (deposit to secure date) = Balance due \$\_\_\_\_\_

\_\_\_\_\_  
Rental Date Estimated Hours of Event

\_\_\_\_\_  
Quinlan Representative Signature Balance Due Date

\_\_\_\_\_  
Non-Refundable Deposit Date Received Cleaning Deposit (Refundable) Date Received

**Cleaning/Damage Deposit:** \$1,000 deposit and Credit Card imprint required for refundable deposit. Up to \$1000 may be charged post event for rule violations, cleaning or damages (see Rules and Regulations.)

Estimated Security Guard Fee: \_\_\_\_\_ Security is \$35/hour for a 4 hour minimum, due and payable at the end of the event; personnel arranged by the Quinlan only. A \$50/day late fee will be applied for each day that payment is late.

## RENTAL CHECKLIST

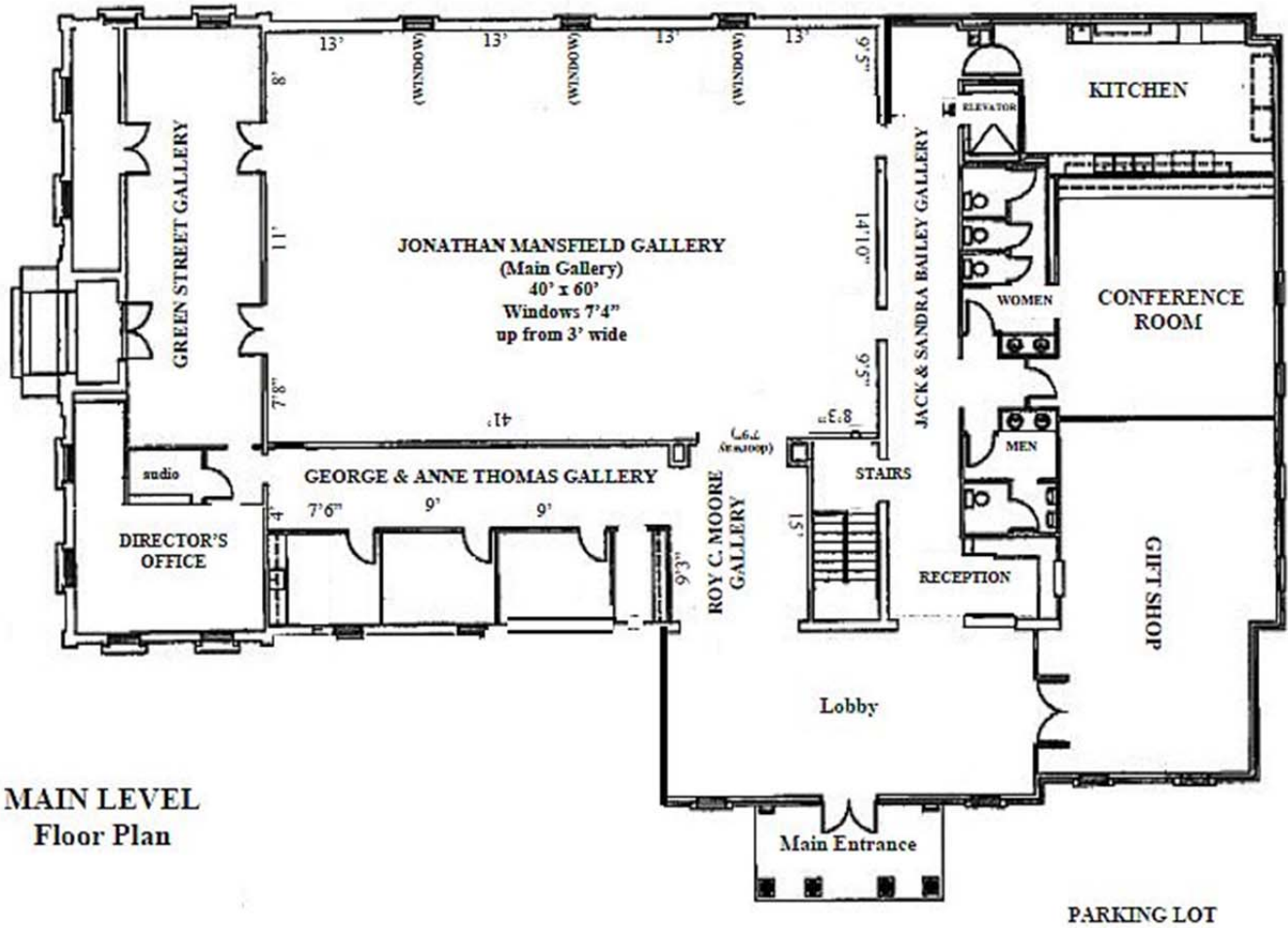
Yes/No	Please indicate the amenities you will be using:	Notes:
	Microphone	Please make arrangements at least two weeks in advance with Quinlan staff for assistance.
	Audio/CD Equipment (6 CD Disc changer & Audio System) and/or projector/screen	Please make arrangements at least two (2) weeks in advance with Quinlan staff for assistance.
	Easels - for family and/or bride & groom portraits	A maximum of three can be provided. Please make arrangements at least two (2) weeks in advance with Quinlan staff for assistance.
	Rectangular Tables (must be returned to classroom/ studio spaces after event)	A maximum of eight (8) can be provided if they aren't being used in a classroom. Please make arrangements at least two weeks in advance with Quinlan staff for assistance.
	Special Requests (See no. 20 in <b>Rules for Rental</b> ) All additional requests need to be submitted in writing and approved by the Executive Director	Includes all special requests such as decorations, permission for lobby use, and other requests. Reminder: glitter, confetti, bird seed and the use of incendiary devices will NOT be approved. Please submit <u>in writing</u> to the executive director at least two (2) weeks in advance.
	Sculpture Garden Amplifying Device Permit Application	IF using amplified sound in the sculpture garden, please file an Amplifying Device Permit Application with the City of Gainesville. <a href="http://www.gainesville.org/amplifying-device-permit/">http://www.gainesville.org/amplifying-device-permit/</a>
Done?	Renter Responsibilities:	Notes:
	<b>Contact Names and Numbers:</b> _____ # (    )    - _____ # (    )    - _____ # (    )    -	Please provide us with the name and number of your catering company, equipment rental firm and any other service provider.
	Name and Number of Band or Entertainment Provider _____ # (    )    -	Please provide us with the name of the band/entertainment provider (if applicable).
	Tables and Chairs (Set-Up and Break-down)	Please arrange for the set-up and break-down of tables and chairs. QVAC can provide assistance for an additional fee. A fine of five hundred ( <b>\$500</b> ) dollars will be deducted if these items are not returned to the storage closets and classroom spaces.
	Linens and Tableware	Please confirm with your caterer or rental company.
	Smoking Receptacles	A clean-up fee of five hundred ( <b>\$500</b> ) dollars will be deducted from your deposit if Quinlan staff removes discarded smoking materials from Quinlan grounds. No smoking in the sculpture garden. Smoking debris in the sculpture garden will result in a \$500 fine.
	Facility Clean-Up (please check in advance with your caterer for this service)	Facility must be cleaned of any major spills or discarded materials left behind, or a clean-up fee of five hundred ( <b>\$500</b> ) dollars will be deducted from your deposit.
	Payment of Security Guard Fee	Thirty-five ( <b>\$35</b> ) dollars an hour <i>or any portion of an hour</i> beginning at 5 PM Monday - Friday, 4 PM Saturday, or anytime the building is in use Sunday, for the duration of the event until the building is cleaned, secured and closed. This is the only mandatory fee that is due at the end of the event, payable directly to the security guard on duty.
	Paid in Full Rental Balance two weeks prior to event date.	Please review checklist with Quinlan upon balance payment.

# GALLERY FLOORPLAN



**QUINLAN**  
VISUAL ARTS CENTER

514 Green Street, N.E.  
Gainesville, GA 30501  
(770) 536-2575 info@qvac.org



**MAIN LEVEL**  
Floor Plan

**HOW DID YOU HEAR ABOUT THE QUINLAN?**

- |   |  |
|---|--|
| <input type="checkbox"/> Friend/Family/Colleague    | <input type="checkbox"/> Bridal show           |
| <input type="checkbox"/> Attended an event at the Q | <input type="checkbox"/> Bridal Website        |
| <input type="checkbox"/> Visited the gallery        | <input type="checkbox"/> Magazine/Newspaper Ad |
| <input type="checkbox"/> Website                    | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Internet Search            |  |