







Commercial Property Maintenance

PREMIUM PROPERTY CARE

E.A. Quinn
LANDSCAPE CONTRACTING
Est. 1984
When Quality Matters

LOCAL EXCELLENCE

Our Services Cover Connecticut, Southern Massachusetts & Rhode Island



MASSACHUSETTS

CONNECTICUT

RHODE ISLAND







COUNTIES

Hampden

COUNTIES

Hartford Tolland Windham New London Middlesex New Haven



COUNTIES

Newport

THE PUBLIC'S FIRST IMPRESSION OF A BUSINESS COMES FROM ITS EXTERIOR



CORE COMPETENCIES

- · Sustainable turf management
- · Irrigation & water management
- · Invasive plant control
- · Green roof installation & maintenance
- · Lawn maintenance
- Fertilization
- Mulch installation
- · Hardscape installations
- · Landscape design & installation
- · Snow & ice management

OTHER EXTERIOR-RELATED WORK

- Parking lot work
 (pavement repairs, line striping, catch basin repairs/replacement, curbing)
- · Lighting & Signage
- · Tree work
- Fence repairs
- Irrigation installation/repairs
- Drainage







COMMUNICATION

Customers are assigned an account manager with direct contact information. Your account manager will be available to you and your team 24/7.

2 PROACTIVE

We utilize a continuous improvement philosophy, with our goal being to build intimate knowledge of the property. We strive to anticipate our clients' needs and address them in a timely manner.

3 COST CONSCIOUS

We take a practical and fiscally responsible approach to all of our customer's property maintenance needs without sacrificing quality.

4

SUSTAINABILITY

We are trained in the latest sustainability techniques. We partner with property owners to help them reach their sustainability goals.

5SAFETY

Employees undergo background checks, pre-employment drug tests, attend weekly safety meetings, and hold OSHA-10 certification. E.A. Quinn maintains a top-tier workers' compensation EMR rating.

6

HIGHLY TRAINED STAFF

Employees frequently attend seminars on best practices, latest trends and proper equipment use. Our knowledge and attention to detail outpaces the competition.

7

PROFESSIONALISM

Employees are dressed in uniforms. All trucks and equipment are branded and easily recognizable.

8

STATE OF THE ART EQUIPMENT

Our ongoing investment in new equipment, along with our professional team functioning under a preventative maintenance philosophy, results in 99 percent uptime. When problems arise, our mobile service truck is sent on-site to resolve them as soon as possible.



WHAT OUR CUSTOMERS ARE SAYING



"CBRE has directly worked with E.A. Quinn since 2016 on our client's largest campus home offices within the Hartford area for all landscaping, snow removal, and other mis-cellaneous needs. The CBRE team has come to know E.A. Quinn to always put the client first, communicate effectively and offer expert advice, all while being extremely reliable. In discussions around additional strategies or client requests, Scott and Tony always make themselves available to consult on how E.A. Quinn can best achieve the ask while keeping all parties happy. E.A. Quinn has taken steps to go above and beyond to meet and exceed our clients financial and sustainability goals, for which we view E.A. Quin as a partner, not a vendor."

-Nicole Perona, CBRE



"I just wanted to let you know that you and your crew did a great job with yesterday's storm! Our parking lots and walkways were perfect this morning! I also very much appreciate your communication emails, they keep us posted of your plans and give us some comfort that you are on top of it!"

-Robin Southworth, HABCO





"I'd like to thank you both and the team for the way you have from working with our landscape contractor on maintaining the property. Each morning I drive around and I look around and I must say that the property looks good and has improved greatly year over year. One thing specifically I'd like to call out that I appreciate is the way we have been maintaining the reinforced turf clear of grass and weeds. Thank you for working so well with the contractor and maintaining the property."

-Alberto Arebalo, Westfarms Mall

For a Greener Tomorrow

OUR SUSTAINABILITY EFFORTS



Overall, the Green Industry is realizing that customers are becoming more conscious of the importance of sustainability.

Technology is changing and we are challenged as an industry to stay current, and provide recommendations that meet those challenges while still providing an effective, efficient and quality product.

E.A. Quinn's long-standing dedication to sustainable landscaping and ecological health, benefits every aspect of our business, from lawn maintenance and fertilization to the operation of our administrative office.

To accomplish this, E.A. Quinn takes a more long-term approach to landscaping with our commercial maintenance accounts. E.A. Quinn develops an operational strategy based on long-term goals that are designed to improve client satisfaction, labor productivity, quality, and on-time delivery of service while eliminating waste and increasing value to our clients.



E.A. Quinn is in the process of integrating more green efforts in the following areas:

VEHICLES

Every addition to our fleet consists of vehicles that adhere to the latest emissions standards. All our diesel vehicles and equipment are compliant with Tier 4 regulations.

ELECTRONIC EQUIPMENT

Our crews will be equipped with weed whackers, hedge trimmers, and push mowers. With zero emissions and no dependence on fossil fuels, electric landscape equipment offers commercial properties the opportunity to further their mission of sustainability and environmental responsibility.

ROBOTIC MOWERS

No matter the weather, they excel without clumping issues, even in the rain. The finely chopped clippings are left behind to naturally fertilize the lawn. With a wide range of sizes to meet your site's demands, this leads to reduced workload and cost-efficient results.

FERTILIZATION

Our fertilizer program requires less applications, it is temperature sensitive and releases nutrients over time. This results in green grass with turf density, which helps to resist weeds, grow out insect damage, and defend itself against disease.

WATER MANAGEMENT

Our offerings include, smart controllers, weather stations, pressure regulating valves, water conserving sprinkler heads, and well-maintained backflow preventers.

SEED MIXES

Diverse seed mixtures, offer plenty of opportunities for utilization. Whether it's conservation grasses, wildflower mixes, or slowgrowing lawn seed blends, you have various options to help establish different areas on your property.

GREEN ROOFS, WALLS, & FACADES

We have helped design and install several "green features" for our corporate and commercial clients. Some examples of these features are green roofs, green walls, and green facades. They add both property value and benefit the environment.

WETLANDS MANAGEMENT

E.A. Quinn employs a proactive Integrated Pest Management (IPM) strategy to safeguard water courses and detention/retention basins, preventing invasive weed growth and ensuring unobstructed drainage infrastructure.

SPORTS CABLE NETWORK

Location: Bristol



SERVICES PROVIDED:

E.A. Quinn was awarded the Landscape Maintenance contract in 2012 of this premier campus. During that time, we spearheaded a complete transformation of the 123-acre campus, executing a range of landscape enhancements, and implementing a proactive maintenance strategy. Additionally, we evaluated the water management system, resulting in the installation of smart water controllers to optimize water efficiency. In 2025 we were awarded the snow removal contract and currently are responsible for the entire campus year round.

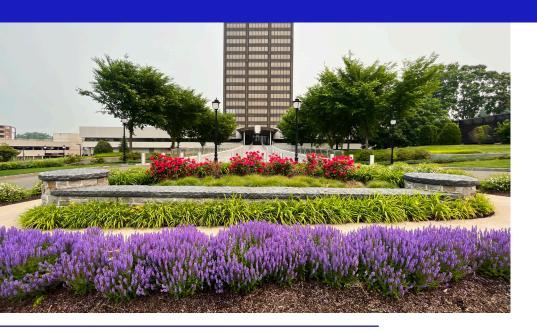




THE HARTFORD FINANCIAL SERVICES GROUP

E.A. QUINN
LANDSCAPE CONTRACTING
Est. 1984
When Quality Matters

Location: Hartford & Windsor





SERVICES PROVIDED:

In 2016, E.A. Quinn was entrusted with enhancing the property's landscape maintenance and snow management services, delivering a proactive and comprehensive approach. Our lawn maintenance program encompassed coordinated services for parking lot repairs, tree care, and irrigation.

Additionally, we implemented a strategic snow management plan, ensuring timely and consistent communication before, during, and after each weather event. The client sought a contractor that excelled in communication, anticipated needs, and delivered proactive, high-quality service—qualities that define E.A. Quinn. In a true testament to our service and the quality work of our crews; The Hartford has renewed our contract for 5 additional years for both campuses.

THE TANNERY APARTMENTS

Location: Glastonbury







SERVICES PROVIDED:

The undertaking of the initial landscape design for this new development was entrusted to E.A. Quinn. Due to the smooth and efficient design and installation process, E.A. Quinn was awarded the contracts for snow management and landscaping care by the property management organization

ANTHOLOGY SENIOR LIVING

Location: Farmington







SERVICES PROVIDED:

E.A. Quinn was retained to install the initial landscape for the development. As a result of seamless installation process and attention to detail, the property management firm awarded E.A. Quinn the Landscape Maintenance.

UCONN



Location: Storrs, Avery Point, Downtown Hartford, UCONN Healthcare

SERVICES PROVIDED:

In the spring of 2021, E.A. Quinn was awarded the University of Connecticut Storrs Landscape Maintenance Contract. This extensive property requires a dedicated team of 15+ professionals working daily throughout the growing season to maintain over 220 acres of landscaped space.

UConn sets the highest standards for excellence, presenting unique challenges such as managing heavy foot traffic from thousands of students and staff, hand-installing 3,000 yards of mulch, and adapting to accommodate special events. To further support on-site maintenance staff, E.A. Quinn provides weekly maintenance services at UConn Hospital, along with additional mulching as needed.

In the fall of 2023, we expanded our services by taking on snow management responsibilities for UConn Downtown Hartford. That same year, leveraging our expertise, we assumed full control of the turf fertilization program at UConn Storrs. Each application is carefully applied at night over 2-3 nights, ensuring optimal turf quality across the entire property.





HOME OWNERS ASSOCIATIONS

Locations: Statewide



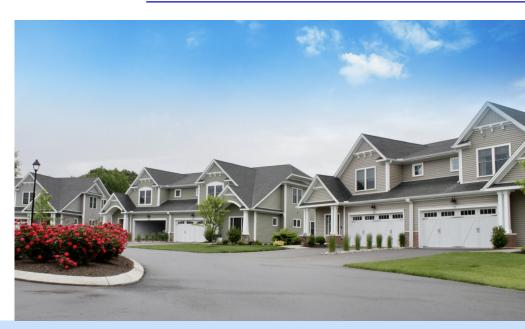
SERVICES PROVIDED:

E.A. Quinn maintains several condominium complexes that were tired of the "same old" services. E.A. Quinn brings unprecedented experience to assist associations in properly budgeting for both short- and long-term goals.

The HOA's we service include:

- · Currier Woods, Cheshire
- · Philip Farm, East Hartford
- · Georgetown Condos, Glastonbury
- · Hale Farms, Glastonbury
- · Tryon Farms, Glastonbury
- · Windermere Village, Ellington
- · Whitehall Landing, Mystic
- · Mystic Run, Mystic
- · Stone Heights, Waterford





STANLEY BLACK & DECKER

Location: Headquartes & Myrtle Street







SERVICES PROVIDED:

In the winter of 2022, E.A. Quinn secured an impressive 3-year snow removal contract with SBD Headquarters. Our commitment to delivering exceptional service during those harsh winter months left a lasting impression. This led to an additional 3-year landscape contract.

We embraced the challenge of having to use SBD's landscape equipment as an opportunity to shine. Our journey involved making significant landscape improvements and addressing long-ignored issues. In 2024 Stanley added Myrtle St location to the contracted, and signed a 3-year renewal for 2025-2027.

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STATE & FEDERAL GOVERNMENT

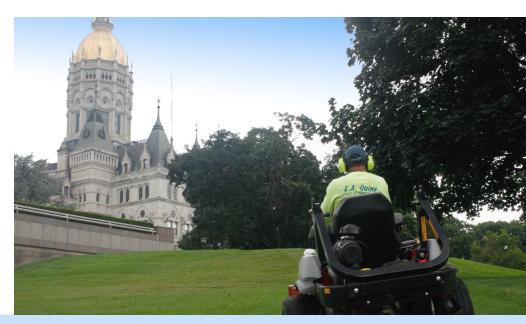
Locations: Hartford, Wethersfield, & Rocky Hill



SERVICES PROVIDED:

E.A. Quinn has been providing snow removal services for the Capitol, LOB, and Old State House properties for over 17 years. In 2020, the company was also awarded the landscape maintenance contract for these locations. Our portfolio includes additional state properties such as the Department of Motor Vehicles (Hartford and Old Saybrook locations for snow maintenance only) and the State Laboratory. These high-visibility properties require meticulous upkeep to ensure they remain pristine and safe throughout the year.





PROPERTY MANAGEMENT



BUSHNELL THEATRE

The Bushnell is a premier and unique property drawing crowds from all over for Broadway shows. This property requires a different touch than commercial maintenance and brings our love for flowers and plants front and center. With no lawn space, the beds are certainly the focal point, with over 1,000 annuals being installed each year and a complete revamp of bed space taking place in 2021. E.A. Quinn was initially awarded a single year agreement but due to the level of service provided this was extended into a multi-year agreement.



COCA-COLA (South Windsor & East Hartford)

E.A. Quinn has been performing landscape and snow removal services at the South Windsor Coca-Cola location since it was built in 2019. With the strong relationship developed with the FM in South Windsor, CT. E.A. Ouinn was awarded the same services at Coca-Cola's East Hartford location in 2022. Both locations are distribution centers along with corporate offices. The curb appeal and safety are very important, and E.A. Quinn has been able to provide Coca-Cola with superior service year-round.



More About Us

PROPERTY MANAGEMENT





GOODWIN UNIVERSITY

Goodwin University is an expanding campus located in East Hartford, CT. E.A Quinn was originally contracted in 2020 to mow Riverside Magnet School and Connecticut River Academy.

Over the years, due to premier customer service the relationship has grown. E.A Quinn now fertilizes the main campus as well as their two other campuses and all outlying administrative buildings in East Hartford. In spring of 2023, we were awarded full service maintenance at the Riverside Magnet School and the Connecticut River Academy.



WESTFARMS MALL

Westfarms is a premier shopping mall in West Hartford, CT. It attracts a large number of people on a daily basis, and this number grows around the holidays. E.A. Quinn was awarded this contract back in 2021 during COVID, when the mall was essentially empty besides staff. The FM at Westfarms took a proactive approach and, with the help of E.A. Quinn, began re-doing areas around the mall. Through great communication and developing good relationships with on-site mall contacts, we have been effective at keeping the mall looking its best.

PROPERTY MANAGEMENT



SAINT CLEMENTS CASTLE & MARINA

Saint Clements is a historic wedding venue located in Portland, CT lining the bank of the Connecticut River. Amid the COVID pandemic staffing challenges, E.A. Quinn was brought in to support various projects previously managed by on-site staff. The success of these endeavors led to an ongoing maintenance agreement. Currently, E.A. Quinn provides bi-weekly maintenance services and fertilization for the entire grounds. We've also been actively involved in additional property projects as they continue to expand wedding offerings.



NATIONAL DEVELOPMENT

E.A. Ouinn's Landscape Install Division collaborated with Arco National Construction, the General Contractor, on the extensive warehouse construction and installation project. The facility was successfully completed and seamlessly transitioned from E.A. Quinn's Construction Division to E.A. Quinn's Landscape Maintenance Division in 2024, ensuring a smooth handover to National Development.

Leading up to the 2024 season, National Development acquired an additional property in Windsor. Recognizing the value E.A. Quinn provided, they swiftly awarded us the contract for this new site. By mid-summer, we successfully negotiated the 2024-2025 Snow Removal Contract for East Hartford, further strengthening our partnership with National Development.



NAVY HOUSING

Location: Groton, CT & Newport, RI



SERVICES PROVIDED:

In the winter of 2023, E.A. Quinn was honored to be awarded a major contract at Balfour Beatty Communities Navy Housing in Groton, CT. Caring for a property that serves our nation's service members and their families was a privilege. Spanning 185 acres with 1.850 homes and thousands of residents. the project required a dedicated crew of 8-15 team members on-site daily, depending on the season.

Within the first year, our efforts were recognized for significantly enhancing the property's appearance. Effective communication is essential for managing properties of this scale, and we prioritize daily engagement through calls, emails, and texts to keep Facility Directors well-informed and involved.

Due to our professional and efficient service at Navy Groton, we were invited to assess their Newport, RI property in the summer of 2023. By October, E.A. Quinn was contracted to perform final mowing and fall cleanup services for the Newport properties. In March 2024, we solidified our partnership by signing a five-year agreement to maintain their Newport locations





PROPERTY MANAGEMENT

Additional Companies We Work For







































The Davis Companies





More About Us

AWARDS & HONORS

- · NALP Safety Awards
- · Disney Supplier of the Year
- · Best of Hartford (every year since 2011)
- · Best of Business, Commercial Landscaper
- · 2025 Landscape Construction Company of the Year

- · HBJ 2017 & 2018
- · Glastonbury Chamber of Commerce Business of the Year
- · ABC Diamond Award for Safety, 2022, 2023 & 2024
- · ABC Specialty Contractor of the Year Award 2023

















MANAGEMENT



ED QUINN Founder

Ed founded E.A. Quinn Contracting in 1984. Under his leadership, the company has grown to employ more than 100 people and provides landscape services throughout Southern New England.



MATT BAGSHAW President

Matt has more than 20 years experience in the landscaping business. He has a degree in turf science from the University of Connecticut and is very involved in various landscaping associations. He serves on the National Association of Landscape Professionals Government Affairs Committee



FRAN KNIGHTS Sales & Marketing Manager

Fran joined E.A. Quinn as a sales manager in 2018. She has 30 years of sales and marketing experience, including a stint as vice president and general manager of Big Fish Promotion in Glastonbury. She has a bachelor's degree from Rhode Island College.



JESSE CASEY Business Development Manager

Jesse has more than 25 years' experience within the green industry and has extensive knowledge in business development and sales management. He has a degree in Landscape Design/Development and Business Management from Suny Cobleskill. Jesse is holds the following certifications, Dale Carnegie Sales Advantage Graduate, Stephen Covey course graduate, Sandler Sales Course graduate, Member of the Snow and Ice Management Association, and Pacific Institute course graduate. Outside of the office Jesse enjoys spending time with his wife Candice and his two kids McKinley and Kellina.

MANAGEMENT



KYLE DOOLITTLE Commercial Install Division Manager

Kyle has more than 20 years of experience in the estimating, project management & business development field, within the commercial installation market. Kyle is a graduate of Delaware Valley College with a bachelor's degree in Ornamental Horticulture and is an active member in the Associated **Builders & Contractors Connecticut** Chapter.



JUSTIN WOLF Hardscape Division Manager

Justin has over 14 years experience in the industry and joined E.A. Quinn in 2019. He is a graduate of UConn, where he met his wife Kristen and they have 3 boys, Kody, Dylan & Owen. Fun fact - Justin was a member of football team and the 2004 motor city bowl championship team.



SCOTT PINNEY Landscape Maintenance Division Manager

Scott has over 20 years of experience in the landscape industry, with various positions of increasing responsibility. Most notably with a focus on commercial landscape account management. Scott possesses a state supervisory license for turf and ornamental care in addition to a proficiency with with commercial property snow management.



MARK LECLAIR Safety Compliance Officer

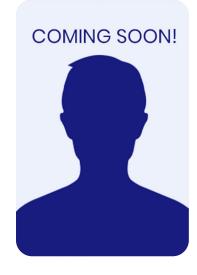
Mark has 28 years of experience in the outsourced contract labor. professional and software services industries. As a former COO, Operational Senior Vice President and business process improvement leader, he brings to E.A. Quinn experience with increasing quality and efficiency while reducing risk and overall cost. Mark is also a commercial driver and equipment operator.

MANAGEMENT



ADAM PERCIVAL Landscape Account Manager

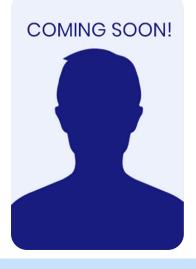
Adam has 10 years experience in the landscape industry and joined E.A. Quinn in 2019. Adam has his applicators license. He also has received his green school certificate for turf management and infectious diesease of woody ornametals from UMass extension.



ANTHONY GRANT

Account Manager

Anthony brings over 14 years of experience in the landscape and green industry, serving as a seasoned Account Manager known for building lasting client relationships and delivering exceptional service. With a strong foundation in sales and business development spanning more than 30 years, he brings strategic insight and a results-driven approach to every project. Anthony also holds an OSHA 30 certification, reflecting his ongoing commitment to workplace safety, regulatory compliance, and industry best practices.



JOHN O'MARA Account Manager

With nearly 30 years in the green and landscaping industry, John brings extensive hands-on experience and a deep understanding of sustainable landscape practices. He holds pesticide applicator licenses in both Massachusetts and Connecticut and is certified in Landscape Management through the University of Massachusetts. John's expertise and dedication make him a trusted leader in delivering high-quality, environmentally responsible landscape solutions.



KYLE SCUTNIK Mulch & Lawn Install Supervisor

Kyle started in the landscape industry 8 years ago, learning the industry from the ground up. Kyle has been with E.A. Quinn since 2018 and was promoted to his current role in 2020. He holds a class A license and has his Osha 30. certificate.

MANAGEMENT



CRYSTAL MCCLEERY Procurement/Contracts Administrator

Crystal joined the E.A. Quinn team in 2022. She has 14 years of prior experience in the insurance industry where she gained a wide array of administrative skills and performed various roles, including claims adjuster and auditor. She is a graduate of Manchester Community College with a degree in business office technology. She is also a Notary Public.



TRAVIS GRANATO

Landscape Installation Supervisor/Estimator

Travis joined E.A. Quinn in May of 2018 as a summer intern, and continued to work each summer at E.A. Quinn during his college career. Travis graduated from Boston University in May 2021 with a Bachelors in OperationS and became a full time employee at E.A. Quinn. Travis has his Osha 30 certificate and he is an active member in the Associated Builders & Contractors Connecticut Chapter.



KODY ARMANDO Landscape Field Supervisor

Kody began his career at E.A. Ouinn Landscape Contracting as a Fertilization Tech in 2014. He holds his applicator license as well as OSHA 30. Kody graduated from UCONN with a degree in Turfgrass and Ornamental Horticulture.



OUINN CONROY Landscape Production Specialist

Quinn joined EA Quinn Landscape Contracting in 2021, working summers during college gaining hands-on experience in planting and installation. After earning a Business Management degree from Nazareth University in 2024, he became a full-time Landscape Production Specialist. He holds an OSHA 10 certification and was an AllAmerican collegiate lacrosse player.

MANAGEMENT



ETHAN BLAIR Fleet Manager & Master Mechanic

As Fleet Manager & Master Mechanic, Ethan brings over 33 years of experience to E.A. Quinn organization. Ethan's systematic approach and strict adherence to a preventive maintenance regiment, allows for minimal to no down time to the company's entire fleet of vehicles and equipment.



TIM JEWETT Sales/Landscape Designer

Tim started his career at E.A. Quinn Landscape Contracting in 2022. He previously worked as a land surveyor and Autocad Designer under a civil engineering company for 8 years. His background along with his creativity provides a unique perspective to the our design build process.Tim graduated from Plymouth State University with a Bachelor of Science degree.



NELL ACOSTA Sales/Designer Associate

Nell began working with E.A. Quinn in 2024. She previously worked in financial services for 12 years before pursuing her passion for landscape design. She enjoys designing outdoor spaces that bring families and friends out in nature. She holds a bachelor's degree from Middlebury College, an MBA from NYU Stern School of Business, and studied design and horticulture at the New York Botanical Garden and Naugatuck Valley Community College.



JOAN MONTY Controller

Joan Monty joined E.A. Quinn in 2009. She has an Accounting Degree from Manchester Community College and has over 30 years of experience in accounting.

AFFILIATIONS & CERTIFICATIONS

AFFILIATIONS









CERTIFICATIONS

















Connecticut Masshachusetts New Hampshire/VT





ADDITIONAL SERVICES

