







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.

## **5** SAFETY

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.

#### 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 led a comprehensive transformation of the 123-acre campus, involving diverse landscape projects and a proactive maintenance initiative.

Additionally, we conducted an assessment of the water management system, leading to the installation of intelligent water controllers to enhance water efficiency.





### THE HARTFORD FINANCIAL SERVICES GROUP

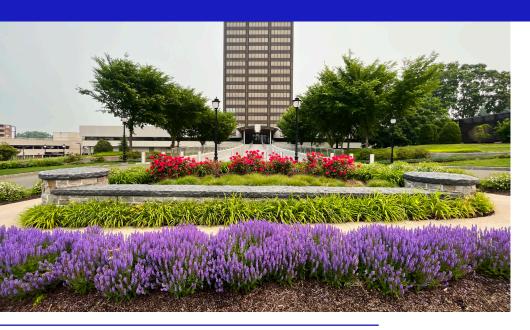
E.A. QUINN

LANDSCAPE CONTRACTING

Est. 1984

When Starling Martines

Location: Hartford





### **SERVICES PROVIDED:**

E.A. Quinn established a proactive lawn maintenance program that involved coordinating services for parking lot repairs, tree maintenance, and irrigation. Furthermore, we were also entrusted with implementing a proactive snow management strategy, which encompassed consistent and timely communication before, during, and after each weather event.

### THE HARTFORD FINANCIAL SERVICES GROUP

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Location: Windsor

### **SERVICES PROVIDED:**

E.A. Quinn was retained to bring a heightened level of landscape maintenance and snow management services to the property.

The client wanted a contractor such as E.A. Quinn that excelled in communication, anticipated the various needs, and proactively performed services.





### 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

### THE HEARTH RETIREMENT COMMUNITY

Location: Glastonbury



### **SERVICES PROVIDED:**

E.A. Quinn was retained to install the initial landscape for the development. As a result of the seamless design and installation process, the property management firm awarded E.A. Quinn the contracts for both snow management and landscape maintenance.





### **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 STORRS**

Location: Storrs



#### **SERVICES PROVIDED:**

In the spring of 2021, E.A. Quinn was awarded the University of Connecticut Storrs Landscape Maintenance Contract. This property requires a team of 15+ people daily throughout the growing season to maintain all 220+ acres of maintainable space. The demand for perfection is second to none at UConn. Some of the challenges of the property include navigating thousands of students and staff, installing 3000 yards of mulch by hand, and being extremely flexible for special events.





### **UCONN SATELLITE CAMPUSES**



Locations: Avery Point, Downtown Hartford, Farmington Health Care

#### **SERVICES PROVIDED:**

#### **UConn Avery Point**

E.A. Quinn was entrusted in 2023 to begin maintaining the Avery Point campus with all-encompassing maintenance services to replicate our same attention to detail provided to the Storrs campus.

### **UConn Hospital**

To free up on-site maintenance staff for other tasks, E.A. Quinn delivers weekly maintenance services. We also extend our support through supplementary mulching services.

#### **UConn Downtown Hartford**

E.A. Quinn assumed the role of snow management responsibilities for UConn Downtown Hartford in the fall of 2023.



### **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.



- · Chapman Woods, Niantic
- · Currier Woods, Cheshire
- · Philip Farm, East Hartford
- · Georgetown Condos, Glastonbury
- · Hale Farms, Glastonbury
- · Tryon Farms, Glastonbury





### **STANLEY BLACK & DECKER**

Location: New Britain







#### **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.

### **STATE & FEDERAL GOVERNMENT**

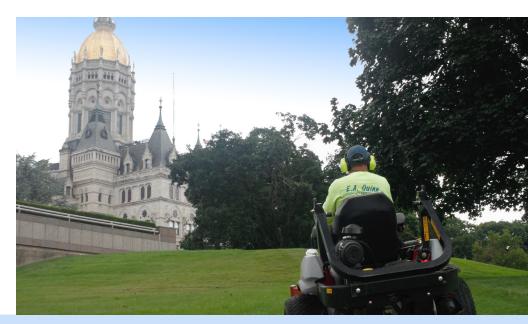
Locations: Hartford, Wethersfield, & Rocky Hill



#### **SERVICES PROVIDED:**

E.A. Quinn has been providing snow removal for the Capitol, LOB and Old State House properties for over 17 years. In 2020, E.A. Quinn was awarded the Landscape Maintenance to these properties as well. Other state properties in our portfolio include The Department of Motor Vehicles and The State Laboratory. Properties like these have a tremendous amount of exposure to the public eye and must be kept pristine and safe year-round.





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### WHAT OUR CUSTOMERS ARE SAYING



"CBRE has directly worked with E.A. Ouinn 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. Ouinn 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

### **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. Quinn was awarded the same services at Coca-Cola's Fast 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.

### **HOME DEPOT**

E.A. Quinn provides seasonal snow removal services for their distribution center. Challenges of the site include 24/7 operation, close to 1 million sq ft of serviceable area, and direct rail access into the property.





### 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 redoing 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**



#### **NAVY HOUSING**

In the winter of 2023, E.A. Quinn was awarded another very large contract at Balfour Beatty Communities Navy Housing in Groton, CT. Coming into this project was an immense honor to be able to care for a property so important to our service men and women. With 185 acres of serviceable area, 1850 homes, and thousands of people, a dedicated crew of 8-15 are on the property daily depending on the time of year. Within the first season, we were given accolades for the improvement in the appearance of the property. Building strong communication is vital for success on properties of this size. Maintaining a daily connection through calls, emails, and texts is essential to keep Facility Directors wellinformed and involved



### 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.



### 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

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



**TONY INTINO** Vice President & General Manager

Tony brings 30 years of diversified operational and financial management experience to E.A. Quinn Landscape Contracting, including having held prominent positions with a number of well respected companies within the construction/real estate industry.



**MATT BAGSHAW** Vice President of Operations

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.



**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.

### **MANAGEMENT**



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.



**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.



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.



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.

### **MANAGEMENT**



**KODY ARMANDO** Landscape Field Supervisor

Kody began his career at E.A. Quinn 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



**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.



**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.



**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.

### **MANAGEMENT**



**BRIAN MATTICE** Landscape Account Manager

Brian's over 20 years of experience in the landscape industry equip him with a wealth of knowledge and expertise. With his background in account and production management, coupled with his proficiency in snow management, Brian offers invaluable resources to his clients. His extensive experience not only enhances the quality of service he provides but also ensures that his clients receive top-notch solutions tailored to their specific needs. Brian attended Hudson Valley Community College and has a degree in Business Management.



**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.



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**

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### **CERTIFICATIONS**



















### **ADDITIONAL SERVICES**



