

Exhibit A – Statement of Work

(Template updated April 2025)

Statement Of Work	
Prepared Date:	02/06/2026
Name of Applicant:	Arapahoe County Open Spaces
Name of Water Project:	Arapahoe County Fairgrounds Turfgrass Conversion
Water Project Overview: Please provide a brief description of the proposed water activity (no more than 200 words). Please define all acronyms.	
<p>Arapahoe County Open Spaces is leading the way in water conservation by transforming one of our high-use areas at our flagship property, the Fairgrounds. We will convert 3.44 acres of high-maintenance turfgrass on our Central Greens into a low-water, durable landscape featuring drought-tolerant Tahoma 31 bermudagrass and update the irrigation system on the South Lawns.</p> <p>In June 2025, Arapahoe County installed 1.15 acres of Tahoma 31 directly next to 3.44 acres of cool-season turfgrass as part of a pilot project. We were able to use on average 50% less water for the Tahoma 31 when compared to the cool-season quadrants (based on calculations from nozzle sizes, runtimes, and frequency of cycles because we don't have a central irrigation controller). This project is expected to save at least 1.06 acre-feet at minimum. In total, we used 2.12 acre-feet across our entire Fairgrounds site. We were also able to reduce maintenance resources by over 80% on the Tahoma 31, as we only mowed the Tahoma 31 twice from July 24, 2025 to November 1, 2025.</p> <p>This project ensures efficient use of tax-funded resources and creates a sustainable surface for community events such as weddings, the Arapahoe County Fair, sports and fitness programs. Building on the 2025 pilot, we will upgrade three central irrigation controllers for accurate tracking and improved water management. Overall, we have been happy with our pilot project, as it has saved us water, reduced our operating costs, withstood events that hosted over 25,000 people at one time, and has been pleasing aesthetically.</p> <p>To share the impact and engage the public, Arapahoe County Communications department will implement the following: educational signage throughout the Fairgrounds, social media postings on the Arapahoe County Open Spaces website highlighting sustainable landscape practices, Arapahoe County Facebook, @ArapahoeCounty X social media, Arapahoe County Instagram, and the Next Door social media app. We will also publicize our sustainable initiative in our County weekly newsletter Arapahoe in Action and our Sustainability Newsletter as a feature story. Additionally, Commissioners will highlight the project during public speaking events. We hope to set an example for communities across Colorado, in addition to 100,000 annual Fairgrounds visitors.</p>	
Project Objectives:	
<ol style="list-style-type: none"> 1. Reduce water usage by over 1.06 acre-feet annually (1 acre foot = 325,851 gallons = enough water to serve 1-2 homes/year). 2. Use water more efficiently and precisely. 3. Reduce maintenance costs, which include labor, fuel, pesticides, and fertilizers. 4. Reduce carbon emissions from reduced maintenance activities (mowing, weeding, etc). 5. Educate the community and visitors on other sustainable turfgrass options for water conservation. 6. Help comply with the Colorado State Noxious Weed Act 	

Task 1: Turfgrass Conversion of Central Greens

Description of Task: Arapahoe County will convert the Fairgrounds Central Greens from cool-season turfgrass to a drought-tolerant turfgrass species and add educational signage throughout the site to communicate to Arapahoe County residents. Arapahoe County Board of County Commissioners will lead outreach to community members and Arapahoe County employees about water conservation and sustainable plant management practices. Arapahoe County Communications will publicize the project on Arapahoe County social media and digital platforms.

Method/Procedure:

Arapahoe County Open Spaces will follow a step-by-step process that involves the use of County staff and contractors.

- Site Prep for Conversion
 - Arapahoe County will mow the existing turfgrass at 2" (Completed by Arapahoe County staff)
 - Non-selective, contact and systemic herbicides will be applied by Arapahoe County to the existing turfgrass (completed by Arapahoe County staff)
 - This will prevent the plant from photosynthesizing by using a contact herbicide, which will cause desiccation to occur sooner than only using a system herbicide. This helps with the removal process without having to wait the standard 10-14 days to weaken the plant leaf blade.
 - The systemic herbicide will aid in killing the plant to the roots.
- Turfgrass Removal
 - Fraize mow the site to remove the existing cool-season grasses
 - Fine grade site
- Turfgrass Installation
 - Installation will be provided by a Colorado licensed grower of Tahoma 31 bermudagrass
 - Rolls will be >3'x100'
 - Sod will be delivered within 24 hours of harvesting
 - Sod rolls will be laid in a brick-like pattern to minimize the amount of continuous seams
 - Sod will be hand-tamped to remove any air pockets from under the new sod
 - Topdress the sod seams and low/depressed areas of the turfgrass
 - Sod will have irrigated water applied within 4 hours of installation
- Weed Control
 - Use of selective herbicides and mechanical removal of weeds (completed by Arapahoe County staff)
- Installation of a new central controller, WeatherTrak (completed by Arapahoe County staff)

Deliverable:

Arapahoe County will provide Colorado Water Conservation Board (CWCB) staff with the following:

- Construction contractor bid documents
- Construction contract(s) as well as any other contracts that the Grantee enters into for the project
- Approved permit(s)
- Final as-builts
- Final inspection site visit with CWCB Staff upon project construction completion
- Photos of the project and educational signage
- Summary of communication plan development and implementation

Task 2

Task 2: Irrigation System Renovation for the South Lawns

Description of Task: Arapahoe County will replace the existing irrigation system for the South Lawns with new irrigation lines, a new booster pump, and a new central controller. Specifically, the new central controller will allow irrigation to run off evapotranspiration (ET) of the plant so we can use only what is essential. The goal is for the new booster pump and design of the irrigation system to provide a distribution uniformity of the sprinkler system to be above 85%.

Method/Procedure:

Arapahoe County will contract the installation of the new irrigation system with an irrigation contractor firm.

- The current irrigation system will be abandoned in-place where feasible
- New Irrigation System
 - Install new lateral lines and sprinkler rotors
 - Conduct an irrigation audit to achieve >85% distribution uniformity (new staff is attending a Colorado Sports Fields Management Association event on 5/28/26 to learn how to properly audit irrigation systems from certified irrigation auditor)
 - Install new central control system to achieve optimal irrigation based on evapotranspiration
 - Measure and verify water use reductions using meter readings and central control system
 - Training of staff on new WeatherTrak central controller (current staff was trained on WeatherTrak controllers in 2025 as we installed one controller as a pilot project at Welch Park)

Deliverable:

Arapahoe County will share all data collected from our water usage if CWCB desires. However, this task will serve as match funding. The irrigation system will be designed by a certified irrigation designer from Kimley-Horn prior to implementation of this application (this fee will not be included in the match funding as it falls outside the timeline of the grant). The design will be made available to CWCB.

Task 3

Task 3: Renovation and Removal of North Strips

Description of Task: Arapahoe County will remove the existing turfgrass strips on the north side of the Event Center and replace all of the grass with a xeriscape design. This will be a perennial bed that showcases many plant options for removing non-functional turfgrass. Similar to the conversion to the Tahoma 31, there will be signage throughout the north strips to about sustainable landscape practices and how we're incorporating them into this site. This communication will be led by our Arapahoe County Communications department

Method/Procedure:

Arapahoe County will remove the existing turfgrass strips along the paved/parking lot area.

- Remove the existing non-functional, cool-season, turfgrass
- Procure a design from a landscape designer to use drought-tolerant perennials
- Install new drip irrigation in accordance with the landscape design plans
- Install 1.5", 2", and 4" rock throughout the perennial beds
- Install drought-tolerant plants
 - Spiraea Limemound
 - Yucca Golden Sword
 - Calamagrostis Karl Foerster
 - Echinacea Purpurea
 - Salvia May Night
 - Catmint Walkers Low
 - Leucanthemum Becky

- Achillea Moonshine

Deliverable:

Arapahoe County will share all data collected from our water usage if CWCB desires. However, this task will serve as match funding. Arapahoe County Open Spaces staff will be doing all of the work except the concrete installation. Staff will remove all turfgrass in the north strips, convert the irrigation system to a drip system, install perennial plants, and install rock aggregate.

Budget and Schedule

This Statement of Work is accompanied by a combined Budget and Schedule that reflects the tasks identified in the Statement of Work.

Reporting Requirements

Progress Reports: The grantee shall provide the CWCB a progress report every six months, beginning from the date of issuance of the grant agreement. The progress report shall describe the status of the tasks identified in the statement of work, including a description of any major issues that have occurred and any corrective action taken to address these issues.

Final Report: At completion of the project, the applicant shall provide the CWCB a final report on the applicant's letterhead that:

- Summarizes the project and how the project was completed.
- Describes any obstacles encountered, and how these obstacles were overcome.
- Confirms that all matching commitments have been fulfilled.
- Includes photographs, summaries of meetings and engineering reports/designs.

The CWCB will pay out the last 10% of the budget when the final report is completed to the satisfaction of CWCB staff. Once the final report has been accepted, and final payment has been issued, the grant agreement will be closed without any further payment.

Payment

Payment will be made based on actual expenditures and must include invoices for all work completed. The request for payment must include a description of the work accomplished by task, an estimate of the percent completion for individual tasks and the entire project in relation to the percentage of budget spent, identification of any major issues, and proposed or implemented corrective actions.

Payments are limited by the proportionate grant percentage of the total overall project cost in the approved budget. For example, for an approved budget with 70% CWCB grant and 30% match, for every \$1 in project costs, CWCB can pay up to \$0.70 with documentation of at least \$0.30 covered by match. Please reference the [CWCB Board's Grant Disbursement Policy](#). If you have questions, contact your CWCB grant manager.

Costs incurred prior to the effective date of this grant agreement are not reimbursable. The last 10% of the entire grant will be paid out when the final deliverable has been received. All products, data and information developed as a result of the grant agreement must be provided to the CWCB as part of the project documentation.

Performance Measures

Performance measures for the grant agreement shall include the following:

(a) Performance standards and evaluation: Grantee will produce detailed deliverables for each task as specified. Grantee shall maintain receipts for all project expenses and documentation of the minimum in-kind contributions (if applicable) per the budget. Per grant guidelines, the CWCB will pay out the last 10% of the budget when the final report is completed to the satisfaction of CWCB staff. Once the final report has been accepted, and final payment has been issued, the grant agreement will be closed without any further payment.

(b) Accountability: Per grant guidelines full documentation of project progress must be submitted with each invoice for reimbursement. Grantee must confirm that all grant conditions have been complied with on each invoice. In addition, per Grant Guidelines, progress reports must be submitted at least once every six months. A final report must be submitted and approved before final project payment.

(c) Monitoring Requirements: Grantee is responsible for ongoing monitoring of project progress per Exhibit A. Progress shall be detailed in each invoice and in each progress report, as detailed above. Additional inspections or field consultations will be arranged as may be necessary.

(d) Noncompliance Resolution: Payment will be withheld if grantee is not current on all grant conditions. Flagrant disregard for grant conditions will result in a stop work order and cancellation of the grant agreement.