



CITY OF RIALTO

SOLE SOURCE/STANDARDIZATION VENDOR REQUEST

VENDOR: Smart Space Solutions

ADDRESS: 2964 Southcreek Dr, Lincoln, CA. 95648

REQUISITION NUMBER: _____

- Standardization:* The City requires the item(s) to standardize parts, design quality, etc. (explain in more detail below).
- Sole Source:* No other items are known to exist which perform the same function.
- Proprietary:* The item is held under exclusive title, trademark or copyright by a private person or company; or a proprietary distributorship.

1. Describe the product/service:

Tiffin lockers engineered to promote continuous airflow, allowing uniforms, footwear, and gear exposed to field conditions to properly dry and ventilate.

2. Describe how the product or service is unique and/or one of a kind:

Prior contracts with training program which was highly successful enhancing officer performance, improving physical readiness, and promoting overall health and wellness.

3. Is the product or service available from other sources?

No. The proprietary airflow design and configuration are not produced by other companies, and no alternative vendor in the region is authorized to supply this specific product.

4. Can your requirements be modified so that competitive products or services may be used?

Please explain:

No. Procuring a different manufacturer or model would create inconsistencies in appearance, layout, anchoring systems, and structural configuration. It would likely require modifications to the existing installation. increase project costs. and disrupt maintenance standardization.

5. Submit a detailed memo explaining the steps taken to determine this is a sole source vendor and justify the need.

see attached

Requestor Signature: _____

Date: 02/24/2026

Approvals:

Department Head

City Manager

Chief Finance Officer

Purchasing Manager

RIALTO POLICE DEPARTMENT
MEMORANDUM



TO: Tanya Williams, City Manager

FROM: Mark Kling, Chief of Police MKC

SUBJECT: Smart Space Solutions Sole Source

DATE: February 24, 2026

The City of Rialto is finalizing construction of its new police station, which was publicly advertised through a competitive Request for Proposals (RFP) process and awarded to Griffin Swinerton. As part of the overall scope of that contract, the locker room facility build-out was subcontracted by Griffin Swinerton to Smart Space Solutions. The facility was designed to meet the operational needs of sworn and professional staff personnel, and as part of the original build-out, Tiffin Airflow Wardrobe Lockers were selected and installed based on their heavy-duty construction, proprietary ventilation system, and public safety specific configuration.

These lockers are engineered to promote continuous airflow, allowing uniforms, footwear, and gear exposed to field conditions to properly dry and ventilate. Each unit includes a dedicated body armor compartment, integrated hooks and shelving, and a secure lockable section for organized storage of duty equipment. An optional base drawer provides additional capacity and seating for equipment bags. The structural design, airflow system, and internal configuration are proprietary and specifically developed to support durability, hygiene, and operational efficiency in public safety environments.

The locker room has already been outfitted with Tiffin Airflow Wardrobe Lockers under the original RFP awarded to Griffin Swinerton, through its subcontractor Smart Space Solutions, an authorized dealer of Tiffin products manufactured by Tiffin Metal Products Co., Inc. Due to increased staffing levels and operational requirements, additional lockers are now required to complete the facility. Procuring a different manufacturer or model would create inconsistencies in appearance, layout, anchoring systems, and structural configuration. It would likely require modifications to the existing installation, increase project costs, and disrupt maintenance standardization and parts compatibility. Maintaining uniformity is essential to preserving the facility's design integrity and long-term operational efficiency.

The Tiffin Airflow Wardrobe Locker is manufactured exclusively by Tiffin Metal Products Co., Inc., which recently merged with Steele Solutions, and is available only directly from the manufacturer or through its authorized distributors. The locker's proprietary airflow system and specialized internal configuration are not produced by other companies, and no alternative

vendor in the region is authorized to supply and install this specific product. Smart Space Solutions is an authorized dealer, distributor and installer of Tiffin Airflow Wardrobe Lockers and has provided pricing for the additional units required to complete the facility. The total cost for the purchase and installation of the additional lockers is \$255,403.17.

Procurement of these lockers qualifies as a sole source acquisition pursuant to Rialto Municipal Code § 2.48.280. The lockers are proprietary and necessary to maintain consistency within the newly constructed facility. Competitive bidding would not yield a product that matches the existing installation without compromising uniformity, operational functionality, or overall facility integrity. Approval of this sole source procurement will ensure project continuity, preserve design and operational consistency, support standardized maintenance practices, and avoid unnecessary costs associated with incompatible equipment.

Prepared by Lieutenant Jonathan Palmer

