



Planning & Development Department

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Jennifer K. Clark, AICP
Director

MEMORANDUM

DATE: MARCH 2, 2026

TO: GEORGEANNE A. WHITE, CITY MANAGER
OFFICE OF CITY MANAGER

FROM: JENNIFER CLARK, DIRECTOR
PLANNING & DEVELOPMENT

SUBJECT: FINDING STANTEC CONSULTING SERVICE, INC. UNIQUELY QUALIFIED TO PROVIDE HISTORIC CONSULTATION SERVICES FOR A CHINATOWN HISTORIC DISTRICT SURVEY

The purpose of this Memorandum is to request a uniquely qualified status for Stantec Consulting Services Inc. to conduct a historic district survey for Chinatown Fresno.

The Fresno Municipal Code Section 4-107(h) states that the City shall follow an objective process in the selection of consultants "unless the City Manager determines in writing the emergency or exigent circumstances exist, or the consultant is uniquely qualified."

Previous survey efforts, including the 2005–2006 Chinatown Historic District Survey, identified significant gaps in documentation and inconsistencies in building evaluations. Updated research, field surveys, and a defensible historic context are required to determine the composition, boundaries, and contributing resources of a potential historic district.

Stantec Consulting Services Inc. is uniquely qualified due to its deep technical understanding of Chinatown's development patterns, historic land uses, and built environment, gained through years of Brownfields assessments, environmental investigations, and neighborhood-specific analysis. Their team has demonstrated the ability to interpret Sanborn maps, historic aerials, and archival materials to reconstruct development histories and evaluate architectural integrity, skills essential for a credible district-level survey.

Stantec also brings established relationships with Chinatown property owners and community partners, developed through prior fieldwork and engagement activities. Their familiarity with the neighborhood's cultural history, ownership patterns, and community dynamics positions them to conduct sensitive and effective outreach during the survey process.

In addition, Stantec's demonstrated proficiency with GIS-based field survey tools, digital data collection, and DPR form preparation ensures that the City will receive accurate, defensible,

and efficiently produced historic resource evaluations. Their prior work for the City has consistently shown reliability, technical rigor, and high-quality reporting.

The Department requires this level of specialized expertise to ensure a complete and accurate assessment of Chinatown's historic resources. Stantec's updated 2026 proposal identifies a total project cost not to exceed \$144,580, which reflects the full scope of work necessary to complete the historic district survey. The updated scope, cost, and anticipated timeline for this work are provided in the attached materials prepared by Stantec Consulting Services Inc.

As a current contracted environmental consultant with the City, Stantec has already performed closely related assessment and investigation tasks. Leveraging this existing relationship will reduce administrative burden, avoid onboarding delays, and ensure continuity of expertise throughout the project. For these reasons, the Department recommends proceeding with Stantec Consulting Services Inc. as a uniquely qualified consultant for the Chinatown Historic District Survey.

☒ Approved ☐ Denied


Georgeanne A. White, City Manager

3/3/24
Date