

The Guam Board of Registration for Professional Engineers, Architects, and Land Surveyors

PEALS Board Regular Meeting

Thursday, September 4, 2025 GEDA Board Room Suite 511, Tamuning, Guam 2:16 PM– 3:29 PM

Members Present:

Cedric Q.T. Cruz RA, Board Chair	Maria Elizabeth V. Cristi, PE
Zenon E. Belanger PE, Vice Chair	
Paul L. Santos PLS, Sec. & Treas	

Staff Present: Catherine S. Gutierrez, Exec. Board Admin.

Nixon Isaac, Board Investigator	Marie Villanueva, Admin. Asst.
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Excused Absence:

Cathyann C. Gogue, Public Member	AAG, Atty. Tom Keeler
Vincent P. Arriola, DPW Director	

Also Present: See [Appendix A. Guest List Sign-In Sheet]

Item 1, Call to Order

BC Cruz officially called the meeting to order at 2:16 p.m., reciting the board's mission statement. Following this, a roll call was conducted, allowing each member and attendee to introduce themselves along with their respective organizations. With a quorum duly established, the meeting proceeded as outlined in the agenda.

BC Cruz requested the Board's permission to start with Item 3, Review/Approval of Meeting Minutes, or until 2:30 p.m., whichever comes first, to allow all Certificate of Presentation recipients to attend the meeting. The Board approved this request unanimously.

Item 3, Review / Approval of Meeting Minutes

a. Review Draft PEALS Regular Meeting Minutes of July 10, 2025

BM Cristi motioned that the minutes from the July 10th meeting be approved, contingent upon receiving any additional comments from members who were not in attendance. These members will be given the opportunity to review the minutes until September 18th, 2025. In the absence of further comments, she moved that the minutes remain unchanged and be approved as presented. The motion was seconded by VC Belanger and received unanimous approval.

All in Favor: 5/5 Not In Favor: 0 Abstained: 0
Motion Passed

Item 4, Executive Board Administrator's Report

****NCEES Annual Meeting Review****

Dates: August 19-22, 2025

Location: New Orleans, Louisiana

Attendees:

- Maria Elizabeth V. Cristi, PE
- Paul L. Santos, PLS - Board Secretary & Treasurer
- Vincent P. Arriola, DPW Director – Cancelled departure due to Duties

(*)Action Items & Conference Reports:

***Structural Engineering Caucus**

*Using artificial intelligence in structural engineering practice

*Architects practicing structural engineering,
particularly in jurisdictions that required S.E.s to
design significant structures

*The importance of developing consistent S.E. licensure across jurisdictions

*MBA position to the board of directors—motion. It was moved by the California board that the Bylaws Committee be charged to add a member board administrator (MBA) to the board of directors. The MBA shall have served as an MBA for a minimum of two years prior to their appointment. The MBA board member shall be selected by the majority vote of the MBA community at the annual meeting. Idaho seconded the motion. After discussion, the motion failed.

*Designation of Member Board Administrator (MBA) has now been changed to
Member Board Executive (MBE)

*The NCEES Foundation announced the availability of \$9 million in grants, with the closing date for applications in October 2025. It was recommended that information be forwarded to the University of Guam School of Engineering.

EBA Gutierrez reported effective August 6th, the PEALS Office is actively progressing with the Certificate of Authorization (FIRMS) renewals. Please note that the submission deadline is October 31, 2025.

The Guam Land Matters Exam has been scheduled for surveyor applicants who have been board approved but have not yet completed the Land Matters Exam, which is a prerequisite for

obtaining a registration license as stipulated in Guam PEALS Law §32113(a)(5)(D)(i)(ii)(E) of Chapter 32 of Title 22 of the Guam Code Annotated. The exam will take place on October 15, 2025, from 8 AM to noon at the Guam Trades Academy classroom. A total of four (4) applicants are expected to attend.

One applicant, Mr. Aaron Blaisdell, PLS, will be unable to attend the Guam Land Matters exam scheduled for October 15th. However, as the NCEES Western Zone Vice President, he will participate in the next NCEES conference.

Our Sec. & Treas, Santos, will oversee the administration of the GLM exam during this event. Sealed results will be collected and forwarded to EBA Gutierrez once the exam is completed.

b. Financial Statement Report

EBA Gutierrez presented the Board's financials, noting revenue tracking for August 2025 at \$275,590; with the PEALS Special Revenue Account; and an ending balance of \$12,903 with the PEALS Bank of Hawaii account for the month of June 2025.

Questions or concerns were welcomed; however, none were raised.

BC Cruz officially announced that the time is now 2:43 PM, allowing ample opportunity for any additional presentation recipients, although none were received. He will now proceed to Item 2 on today's agenda.

Item 2, Certificate Presentation

- a. Nicholas SB Nadeau – EIT 375 (Absent)
- b. Mark Aaron M Rayo – EIT 376
- c. Issabelle Kricia Gemao Rollo – EIT 377 (Absent)

Item 5. Board Investigator's Report

a. CalPac Advertisement for Architect – Update

California Pacific Technical Services, LLC (CalPac) - Architect Ad Investigation:

The board discussed an advertisement by CalPac for an architect position, which has raised concerns as CalPac does not hold a certificate of authorization to offer architectural services. BI Isaac to investigate to clarify CalPac's intentions. This is still under investigation and final review.

b. PB2025-01 – Complainant: Michael Pritchard, PE ME1451 **vs.**

Respondent: William B.S.M. Flores, PE CE579

Accusation: Alleged Claim with Documents for Design not Meeting Code Requirement and Life Safety – Update – Case Close

The case pertains to a mechanical engineer and a civil engineer collaborating on the Medical Art Center project. There seems to have been ambiguity regarding the delineation of roles and responsibilities. BI Isaac announced that the PEALS Board has received this matter as a new case. Preliminary investigations suggest that miscommunication occurred among the parties involved. We are awaiting a letter from Mr. Pritchard, PE, to clarify and confirm in writing that the issue has been resolved before the complaint can be officially closed. This letter was received.

The conclusion to this complaint is being drafted for Board Chair's review.

c. Complainant: Fely O. Andrada filed a Complaint on 8/22/2025

Complaint is Against: Calvin Pagcu PE / PEALS COA 433 / Shiellarie's Prime, LLC

Alleged Claim: Service and An Issue, Incident or Violation of Statute, Rules & Regulations

This is an ongoing investigation.

Item 6, Old Business

a. Law, Rules, and Regulations Review

EBA Gutierrez to circulate the latest version of the law, rules and regulations file to all Board members for review. Board members to review and mark up, in red ink, their respective sections of the law, rules and regulations document before the next R&R meeting. EBA Gutierrez to set up a workshop meeting in September for the board to discuss and finalize changes to the law, rules and regulations.

Item 7, Board Discussion

a. Roman Alberto - Application Renewal Status / ME 2229

The State Education Department / The University of the State of New York / Vote and Order Number 34456 / License No. 095364

After thorough consideration and in light of the decision rendered under New York Consent Order Number 34456, the Board has disapproved application for the renewal of registration, but has also agreed not to impose any additional fines. EBA Gutierrez is to issue a letter of Board decision

to both the individual and NCEES Enforcement Exchange Division. A posting will be done for our PEALS Website as well.

It was moved by Sec. & Treas. Santos to suspend Mr. Alberto's Guam engineering license, and agreed to have him reinstate his registration in four years, contingent upon his two-year license suspension and probation, provided he submit proof of completion from New York State. The motion was seconded by BM Cristi and received unanimous approval.

All in Favor: 5/5 Not In Favor: 0 Abstained: 0

Motion Passed

Item 8, Public Comment

a. PNJ Facilities LLC – Renewal and Amendment to Existing COA

The Board addressed a possible conflict of interest concern involving Mr. Perez, PE ME 1074, who serves as the A&E Manager at the Guam Housing & Urban Renewal Authority (GHURA) and is in the process of establishing an LLC for base work alongside another Registered Managing Employee (RME). Board members expressed their concerns regarding the potential conflicts that may arise between his governmental responsibilities and private business endeavors, particularly in light of his role as an RME for mechanical work.

Although a letter from the director indicated that no conflict exists, the Board recognized the possibility of complications arising from this dual engagement, while also acknowledging that perspectives may vary. The discussion concluded with a prior recommendation from Attorney General Keeler, asserting that no conflict would be present if Mr. Perez obtained a letter confirming the absence of conflict.

Additionally, the Board reviewed Mr. Perez's previous business affiliations, including his connections with P&J Facilities and other enterprises, concluding that any future conflicts would be managed through the necessary procurement disclosures. EBA Gutierrez is tasked with circulating Mr. Perez's folder for further review and consideration by the Board.

Item 9, DPW Permit and DLM Map Review

- a. Department of Land Management – Office of the Chief of Cadastre Report of Maps Submitted**
- b. PEALS Building Permit Clearances**

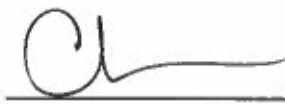
Item 10, Adjournment

With no additional business to address, BM Cristi made a motion to adjourn the meeting, which VC Belanger seconded. The motion was unanimously approved, and the meeting was adjourned at 3:29 PM.
All in Favor: 5/5 Not In Favor: 0 Abstained: 0
Motion Passed

Taken and recorded by:




Ms. Marie Villanueva
Administrative Assistant

Reviewed and Approved by:


Catherine S. Gutierrez
Executive Board Administrator

BOARD APPROVED:

Approved by:

	
Cedric Q.T. Cruz, RA Board Chair	Paul L. Santos, PLS Board Secretary & Treasurer
<u>1/6/26</u> Date	<u>1/8/2026</u> Date

Thursday, November 6, 2025

- ☐ Minutes approved as is
☐ Minutes approved with changes

Meeting Minutes reported today are a summary of discussion. Complete Audio file of today's meeting can be located at the Office of Accountability, Boards and Commissions website per **Public Law 31-233 added Section 8113.1, Reporting Requirements for Boards and Commissions, to Chapter 8 of Title 5 GCA. Section 8113.1.** And PEALS Website via Zoom Link. Government Meetings

[Appendix A. Guest List Sign-In Sheet]

PEALS BOARD REGULAR MEETING
SEPTEMBER 04, 2025 - 2:00 PM
GEDA Board Room, Suite 515, South Marine Corps Drive
Tamuning

GUEST(S) LIST

	NAME (In Print)	BUSINESS or AFFILIATION
1.	Mark Aaron Poyo + family	geo-engineering & testing inc.
2.	BRENT WLESC	AI / 16H'D NEED-
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