



Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	Heating for Disforce Building				56583.00

Comm Code	Manufacturer	Specification	Model #
40101806			

**Commodity Line Comments:**

**Extended Description:**

Heating for Disforce Building



State of West Virginia  
Agency Request for Quote  
Highways

<b>Proc Folder:</b> 1890138			<b>Reason for Modification:</b>
<b>Doc Description:</b> Heating for Disforce Building			
<b>Proc Type:</b> Agency Purchase Order			
<b>Date Issued</b>	<b>Solicitation Closes</b>	<b>Solicitation No</b>	<b>Version</b>
2026-02-05	2026-03-03 10:30	ARFQ 0803 DOT2600000061	1

**BID RECEIVING LOCATION**

PROCUREMENT DIVISION  
DIVISION OF HIGHWAYS  
BLDG 6 RM 340A  
1900 KANAWHA BLVD E  
CHARLESTON WV 25305  
US

**VENDOR**

**Vendor Customer Code:** VS0000013874  
**Vendor Name :** Royal Aire LLC  
**Address :**  
**Street :** 90 New Creek HWY  
**City :** Keyser  
**State :** WV **Country :** USA **Zip :** 26726  
**Principal Contact :** Kristi Morris  
**Vendor Contact Phone:** 304-788-5250 **Extension:**

**FOR INFORMATION CONTACT THE BUYER**  
James F Moffatt  
304-414-0815  
james.f.moffatt@wv.gov

**Vendor Signature X**  **FEIN#** 46-1572551 **DATE** 03/02/2026

All offers subject to all terms and conditions contained in this solicitation

**DESIGNATED CONTACT: Vendor appoints the individual identified in this Section as the Contract Administrator and the initial point of contact for matters relating to this Contract.**

Kristi Morris Office Manager

**(Printed Name and Title)**

90 New Creek HWY Keyser WV 26726

**(Address)**

304-788-5250

**(Phone Number) / (Fax Number)**

royalair@frontier.com

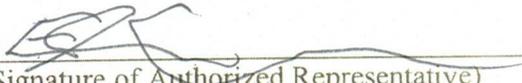
**(E-mail address)**

**CERTIFICATION AND SIGNATURE:** By signing below, or submitting documentation through wvOASIS, I certify that I have reviewed this Solicitation in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; ; that this bid or offer was made without prior understanding, agreement, or connection with any entity submitting a bid or offer for the same material, supplies, equipment or services; that this bid or offer is in all respects fair and without collusion or fraud; that this Contract is accepted or entered into without any prior understanding, agreement, or connection to any other entity that could be considered a violation of law; that I am authorized by the Vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on Vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the Vendor has properly registered with any State agency that may require registration.

By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law.

Royal Aire LLC

**(Company)**

  
**(Signature of Authorized Representative)**

Elijah Delozier Managing Member

**(Printed Name and Title of Authorized Representative)**

03/02/2026

**(Date)**

304-788-5250

**(Phone Number) (Fax Number)**

Revised 8/24/2023

REQUEST FOR QUOTATION  
**Heat Pump System- Disforce**

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11.3. Vendor shall notify Agency immediately of any lost, stolen, or missing card or key.

11.4. Anyone performing under this Contract will be subject to Agency's security protocol and procedures.

11.5. Vendor shall inform all staff of Agency's security protocol and procedures.

**12. MISCELLANEOUS:**

**12.1. Contract Manager:** During its performance of this Contract, Vendor must designate and maintain a primary contract manager responsible for overseeing Vendor's responsibilities under this Contract. The Contract manager must be available during normal business hours to address any customer service or other issues related to this Contract. Vendor should list its Contract manager and his or her contact information below.

**Contract Manager:** Dilyn Murphy

**Telephone Number:** 304-813-6872

**Fax Number:** \_\_\_\_\_

**Email Address:** royalair@froniter.com

**EXHIBIT A – Pricing Page**

REQUEST FOR QUOTATION  
Heat Pump System- Disforce

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The purchase and installation of two (2)- 4-ton heat pump systems with 20 kw electric backup heaters, and One (1) ductless mini split multiport outdoor unit with three (3) 9,000 btuh ceiling cassettes.

DATE: 03/02/2026

VENDOR NAME: Royal Aire LLC

AUTHORIZED SIGNATURE:  \_\_\_\_\_

The aforementioned, hereinafter called Vendor, being familiar with and understanding the bidding documents and also having examined the site and being familiar with all local conditions affecting the project hereby proposes to furnish all labor, equipment, supplies, and transportation and to perform all work in accordance with the bidding documents within the time set forth for the sum of:

BASE BID:

For the lump sum of: \$ \$56,583.00

(show amount in numbers)

Fifty-Six Thousand Five Hundred Eighty-Three Dollars

(show amount in words)

(In the event of a difference between the written amount and the number amount, the written amount shall govern).

CONTRACT AWARD:

The contract shall be awarded to the vendor that provides the lowest overall lump sum cost



**State of West Virginia  
Agency Request for Quote  
Highways**

<b>Proc Folder:</b> 1890138		<b>Reason for Modification:</b>	
<b>Doc Description:</b> Addendum 01: Heating for Disforce Building		Addendum 1:	
<b>Proc Type:</b> Agency Purchase Order		To attach responses to vendor questions	
		To attach Pre- Bid Sign in sheet.	
<b>Date Issued</b>	<b>Solicitation Closes</b>	<b>Solicitation No</b>	<b>Version</b>
2026-02-25	2026-03-03 10:30	ARFQ 0803 DOT2600000061	2

<b>BID RECEIVING LOCATION</b>	
PROCUREMENT DIVISION DIVISION OF HIGHWAYS BLDG 6 RM 340A 1900 KANAWHA BLVD E CHARLESTON WV 25305 US	

<b>VENDOR</b>	
<b>Vendor Customer Code:</b> VS0000013874	
<b>Vendor Name :</b> Royal Aire LLC	
<b>Address :</b>	
<b>Street :</b> 90 New Creek HWY	
<b>City :</b> Keyser	
<b>State :</b> WV	<b>Country :</b> USA <b>Zip :</b> 26726
<b>Principal Contact :</b> Kristi Morris	
<b>Vendor Contact Phone:</b> 304-788-5250	<b>Extension:</b>

<b>FOR INFORMATION CONTACT THE BUYER</b>	
James F Moffatt	
304-414-0815	
james.f.moffatt@wv.gov	

<b>Vendor Signature X</b> 	<b>FEIN#</b> 46-1572551	<b>DATE</b> 03/02/2026
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**All offers subject to all terms and conditions contained in this solicitation**

**ADDITIONAL INFORMATION**

ADDENDUM 1 IS ISSUED FOR THE FOLLOWING REASONS:

1. TO ATTACH RESPONSES TO QUESTIONS FROM VENDORS

2. TO ATTACH PRE- BID SIGN-IN SHEET.

NO OTHER CHANGES

INVOICE TO		SHIP TO	
DIVISION OF HIGHWAYS		DIVISION OF HIGHWAYS	
DISTRICT FIVE		DISTRICT FIVE	
PO BOX 99		2120 NORTHWEST TURNPIKE	
BURLINGTON	WV	BURLINGTON	WV
US		US	

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Total Price
1	Heating for Disforce Building				

Comm Code	Manufacturer	Specification	Model #
40101806			

**Extended Description:**  
Heating for Disforce Building

**SCHEDULE OF EVENTS**

<u>Line</u>	<u>Event</u>	<u>Event Date</u>
1	PRE BID MEETING 10AM EST	2026-02-19
2	TECHNICAL QUESTION DUE BY 10AM EST	2026-02-25

SOLICITATION NUMBER: ARFQ DOT2600000061

Addendum Number: 1

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The purpose of this addendum is to modify the solicitation identified as (“Solicitation”) to reflect the change(s) identified and described below.

**Applicable Addendum Category:**

- Modify bid opening date and time
- Modify specifications of product or service being sought
- Attachment of vendor questions and responses
- Attachment of pre-bid sign-in sheet
- Correction of error
- Other

**Description of Modification to Solicitation:**

Addendum 1 is issued for the following reason:

1. To attach vendor questions and responses.
2. To attach Pre- Bid sign-in sheet.

No other changes

**Additional Documentation:** Documentation related to this Addendum (if any) has been included herewith as Attachment A and is specifically incorporated herein by reference.

**Terms and Conditions:**

1. All provisions of the Solicitation and other addenda not modified herein shall remain in full force and effect.
2. Vendor should acknowledge receipt of all addenda issued for this Solicitation by completing an Addendum Acknowledgment, a copy of which is included herewith. Failure to acknowledge addenda may result in bid disqualification. The addendum acknowledgement should be submitted with the bid to expedite document processing.

ADDENDUM ACKNOWLEDGEMENT FORM  
SOLICITATION NO.: ARFQ DOT260000061

Instructions: Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

Acknowledgment: I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

Addendum Numbers Received:  
*(Check the box next to each addendum received)*

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6  |
| <input type="checkbox"/> Addendum No. 2            | <input type="checkbox"/> Addendum No. 7  |
| <input type="checkbox"/> Addendum No. 3            | <input type="checkbox"/> Addendum No. 8  |
| <input type="checkbox"/> Addendum No. 4            | <input type="checkbox"/> Addendum No. 9  |
| <input type="checkbox"/> Addendum No. 5            | <input type="checkbox"/> Addendum No. 10 |

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

**Royal Aire LLC**

Company



Authorized Signature

**03/02/2026**

Date

NOTE: This addendum acknowledgment should be submitted with the bid to expedite document processing.



## Royal Aire LLC

90 New Creek Hwy  
Keyser, WV 26726

ESTIMATE	#979-1
ESTIMATE DATE	Feb 27, 2026
EXPIRATION DATE	Mar 14, 2026
DEPOSIT DUE	\$13,328.00

WV DOH- Burlington  
P.O. Box 99  
Burlington, WV 26710

### SERVICE ADDRESS

2120 North Western Turnpike  
Burlington, WV 26710

(304) 813-8044  
joshua.c.clauze@wv.gov

### CONTACT US

(304) 788-5250  
royalair@frontier.com

## ESTIMATE

Services	qty	unit price	amount
Propose to Install -Two RunTru by Trane 4 Ton 14.30 SEER2, 7.50 HSPF2 Heat Pumps with 20kW Heat Packs	1.0	\$39,984.00	\$39,984.00
System Includes:			
2) Air handler			
2) 20kW Auxiliary heaters			
2) Auxiliary drain pan with system float			
New drain systems			
New refrigerant lines			
Chase to cover refrigerant lines			
New power			
New control wiring			
Outdoor disconnect			
Outdoor disconnect with GFI			
Pittsburgh metal wrapped in R-8 insulation			
R-8 silver flex duct			
Central ceiling return grilles			
Ceiling diffusers			
Butterfly dampers			
Pancake dampers			
Digital Honeywell thermostats			
Outdoor units			
Outdoor unit pads and legs			
Systems startup & check			

Warranty -

5 years compressor PER RunTru Commercial

1 year parts PER RunTru Commercial

1 years labor PER Royal Aire

5 years parts on Honeywell thermostat PER Honeywell

\*\*Manufacturers' warranties do not cover aftermarket parts.

Customer \_\_\_\_\_ Date \_\_\_\_\_

Royal Aire  Date 02-27-26

\*\*\*Payment Terms: 1/3rd payment of \$13,328.00 due upon acceptance of estimate. An additional 1/3 payment of \$13,328.00 due upon completion of ductwork and final payment of \$13,328.00 due upon completion.

\*\*\*Note: The warranties listed above do not include preventative maintenance checks. Preventative maintenance would include changing of the filters, cleaning traps, condensate traps, condenser cleaning, installing pan treatment tablets, and other miscellaneous preventative maintenance. Although we do not offer preventative maintenance checks as a warranty; we do offer a preventative maintenance schedule, for an additional charge.

Services subtotal: \$39,984.00

Subtotal \$39,984.00

Tax (Sales Tax 6%) \$0.00

**Total \$39,984.00**

Deposit **\$13,328.00**

Thank you for your business!

3% CHARGE FOR ALL CREDIT CARD PAYMENTS OVER \$2,000.00.

1.5 % PER MONTH (18% PER ANNUAL) CHARGED ON ALL PAST DUE ACCOUNTS.



## Royal Aire LLC

90 New Creek Hwy  
Keyser, WV 26726

ESTIMATE	#979-2
ESTIMATE DATE	Feb 27, 2026
EXPIRATION DATE	Mar 14, 2026
<b>TOTAL</b>	<b>\$16,599.00</b>

WV DOH- Burlington  
P.O. Box 99  
Burlington, WV 26710

SERVICE ADDRESS  
2120 North Western Turnpike  
Burlington, WV 26710

(304) 813-8044  
joshua.c.clauze@wv.gov

CONTACT US  
(304) 788-5250  
royalair@frontier.com

## ESTIMATE

Services	qty	unit price	amount
Propose to Install - Mitsubishi 24,000 BTU 20 SEER2, 10 HSPF2 Heat Pump	1.0	\$16,599.00	\$16,599.00
System Includes:			
Mitsubishi indoor ceiling cassettes			
9,000 BTU ceiling cassette for Office #1			
9,000 BTU ceiling cassette for Office #2			
9,000 BTU ceiling cassette for Office #3			
3) MHK2 digital thermostats			
Drain system			
New power			
New control wiring			
New refrigerant lines			
Chase to cover refrigerant lines			
Outdoor disconnect			
Surge protector			
Outdoor unit			
Outdoor unit pad & legs			
System startup & check			

Warranty -  
7 years compressor PER Mitsubishi  
5 years parts PER Mitsubishi  
1 year labor PER ROYAL AIRE  
\*\*Manufacturers' warranties do not cover aftermarket parts.

Customer \_\_\_\_\_ Date \_\_\_\_\_

Royal Aire  Date 02-27-25

\*\*\*Payment Terms: 1/3rd payment of \$5,533.00 due upon acceptance of estimate. Final payment of \$11,066.00 due upon completion.

\*\*\*Note: The warranties listed above do not include preventative maintenance checks. Preventative maintenance would include changing of the filters, cleaning traps, condensate traps, condenser cleaning, installing pan treatment tablets, and other miscellaneous preventative maintenance. Although we do not offer preventative maintenance checks as a warranty; we do offer a preventative maintenance schedule, for an additional charge.

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Services subtotal: \$16,599.00

Subtotal \$16,599.00

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Tax (Sales Tax 6%) \$0.00

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**Total \$16,599.00**

Thank you for your business!

3% CHARGE FOR ALL CREDIT CARD PAYMENTS OVER \$2,000.00.

1.5 % PER MONTH (18% PER ANNUAL) CHARGED ON ALL PAST DUE ACCOUNTS.

# CONTRACTOR LICENSE

AUTHORIZED BY THE  
West Virginia Contractor  
Licensing Board



NUMBER: WV026925

CLASSIFICATION:

HVAC  
SPECIALTY

ROYAL AIRE LLC  
90 NEW CREEK HWY  
KEYSER, WV 26726

DATE ISSUED

EXPIRATION DATE

MAY 6, 2025

MAY 6, 2026

Authorized Signature

Chair, West Virginia Contractor  
Licensing Board



A copy of this license must be readily available for inspection by the Board on every job site where contracting work is being performed. This license number must appear in all advertisements, on all bid submissions, and on all fully executed and binding contracts. This license is non-transferable. This license is being issued under the provisions of West Virginia Code, Chapter 30, Article 42.

**BID BOND**

KNOW ALL MEN BY THESE PRESENTS, That we, the undersigned, Royal Aire LLC  
of Keyser, West Virginia, as Principal, and Granite Re, Inc.  
of Oklahoma City, Oklahoma, a corporation organized and existing under the laws of the State of Minnesota  
with its principal office in the City of Oklahoma City, as Surety, are held and firmly bound unto the State  
of West Virginia, as Obligee, in the penal sum of Five Percent of Bid Amount (\$ 5%) for the payment of which,  
well and truly to be made, we jointly and severally bind ourselves, our heirs, administrators, executors, successors and assigns.

The Condition of the above obligation is such that whereas the Principal has submitted to the Purchasing Section of the  
Department of Administration a certain bid or proposal, attached hereto and made a part hereof, to enter into a contract in writing for  
Heating for Disforce Building #1890138

NOW THEREFORE,

- (a) If said bid shall be rejected, or
- (b) If said bid shall be accepted and the Principal shall enter into a contract in accordance with the bid or proposal  
attached hereto and shall furnish any other bonds and insurance required by the bid or proposal, and shall in all other respects perform  
the agreement created by the acceptance of said bid, then this obligation shall be null and void, otherwise this obligation shall remain in  
full force and effect. It is expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no  
event, exceed the penal amount of this obligation as herein stated.

The Surety, for the value received, hereby stipulates and agrees that the obligations of said Surety and its bond shall be in no  
way impaired or affected by any extension of the time within which the Obligee may accept such bid, and said Surety does hereby  
waive notice of any such extension.

WITNESS, the following signatures and seals of Principal and Surety, executed and sealed by a proper officer of Principal and  
Surety, or by Principal individually if Principal is an individual, this 3rd day of March, 2026.

Principal Seal

Royal Aire LLC  
(Name of Principal)  
By [Signature]  
(Must be President, Vice President, or  
Duly Authorized Agent)  
Managing Member  
(Title)

Surety Seal



Granite Re, Inc.  
(Name of Surety)  
[Signature]  
Attorney-in-Fact  
Kenneth D. Whittington

**IMPORTANT – Surety executing bonds must be licensed in West Virginia to transact surety insurance, must affix its seal, and must attach a power of attorney with its seal affixed.**

**GRANITE RE, INC.**  
**GENERAL POWER OF ATTORNEY**

**Know all Men by these Presents:**

That GRANITE RE, INC., a corporation organized and existing under the laws of the State of MINNESOTA and having its principal office at the City of OKLAHOMA CITY in the State of OKLAHOMA does hereby constitute and appoint:

KENNETH D. WHITTINGTON; KYLE MCDONALD its true and lawful Attorney-in-Fact(s) for the following purposes, to wit:

To sign its name as surety to, and to execute, seal and acknowledge any and all bonds, and to respectively do and perform any and all acts and things set forth in the resolution of the Board of Directors of the said GRANITE RE, INC. a certified copy of which is hereto annexed and made a part of this Power of Attorney; and the said GRANITE RE, INC. through us, its Board of Directors, hereby ratifies and confirms all and whatsoever the said:

KENNETH D. WHITTINGTON; KYLE MCDONALD may lawfully do in the premises by virtue of these presents.

In Witness Whereof, the said GRANITE RE, INC. has caused this instrument to be sealed with its corporate seal, duly attested by the signatures of its President and Assistant Secretary, this 31<sup>st</sup> day of July, 2023.

STATE OF OKLAHOMA )  
                                  ) SS:  
COUNTY OF OKLAHOMA )



*Kenneth D. Whittington*  
Kenneth D. Whittington, President

*Kyle P. McDonald*  
Kyle P. McDonald, Assistant Secretary

On this 31<sup>st</sup> day of July, 2023, before me personally came Kenneth D. Whittington, President of the GRANITE RE, INC. Company and Kyle P. McDonald, Assistant Secretary of said Company, with both of whom I am personally acquainted, who being by me severally duly sworn, said, that they, the said Kenneth D. Whittington and Kyle P. McDonald were respectively the President and the Assistant Secretary of GRANITE RE, INC., the corporation described in and which executed the foregoing Power of Attorney; that they each knew the seal of said corporation; that the seal affixed to said Power of Attorney was such corporate seal, that it was so fixed by order of the Board of Directors of said corporation, and that they signed their name thereto by like order as President and Assistant Secretary, respectively, of the Company.

My Commission Expires:  
April 21, 2027  
Commission #: 11003620



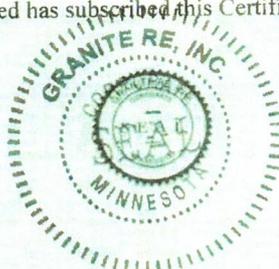
*Bethany J. Alred*  
Notary Public

**GRANITE RE, INC.**  
Certificate

THE UNDERSIGNED, being the duly elected and acting Assistant Secretary of Granite Re, Inc., a Minnesota Corporation, HEREBY CERTIFIES that the following resolution is a true and correct excerpt from the July 15, 1987, minutes of the meeting of the Board of Directors of Granite Re, Inc. and that said Power of Attorney has not been revoked and is now in full force and effect.

“RESOLVED, that the President, any Vice President, the Assistant Secretary, and any Assistant Vice President shall each have authority to appoint individuals as attorneys-in-fact or under other appropriate titles with authority to execute on behalf of the company fidelity and surety bonds and other documents of similar character issued by the Company in the course of its business. On any instrument making or evidencing such appointment, the signatures may be affixed by facsimile. On any instrument conferring such authority or on any bond or undertaking of the Company, the seal, or a facsimile thereof, may be impressed or affixed or in any other manner reproduced; provided, however, that the seal shall not be necessary to the validity of any such instrument or undertaking.”

IN WITNESS WHEREOF, the undersigned has subscribed this Certificate and affixed the corporate seal of the Corporation this  
March 3, 2026.



*Kyle P. McDonald*  
Kyle P. McDonald, Assistant Secretary