

Request for Expressions of Interest (RFEOI)

Use, Leasing, or Repurposing of Demonstration Plant at Port of Argentia

1. Introduction

Port of Argentia invites Expressions of Interest (EOI) from qualified proponents for the use, leasing, or repurposing of its demonstration plant.

Located within a fully serviced, heavy industrial seaport, the facility offers immediate access to marine transportation, industrial infrastructure, and large-scale laydown areas. This RFEOI seeks to identify projects that can leverage existing assets to advance industrial, energy, and materials-based activities with a clear path to execution.

Port of Argentia is particularly interested in proposals that demonstrate strong technical feasibility, commercial viability, and alignment with regional economic development priorities.

2. About Port of Argentia

Port of Argentia is a strategic, ice-free, deepwater port located in Placentia Bay, Newfoundland and Labrador. The Port supports a range of industries including offshore energy, marine transportation, aquaculture, and industrial development.

Key features include:

- Approximately 9,000 acres of industrially zoned land
- Over 600 metres of wharf infrastructure with approximately 11 metre draft
- Heavy lift capability, including mobile harbour cranes
- Direct transatlantic access and proximity to key North American and European markets
- Proven experience supporting large-scale industrial and energy projects

Port of Argentia operates with a mandate to advance regional economic development through the responsible use of its infrastructure and assets.

3. Facility Overview

The demonstration plant at Port of Argentia is a purpose-built industrial facility originally constructed in 2004. It was developed to support hydrometallurgical processing associated with the Voisey's Bay nickel operation, operating at a 1:100 scale of the commercial plant later established at Long Harbour.

The facility is well-suited for pilot-scale, pre-commercial, and specialized industrial applications, offering a combination of heavy industrial capability, integrated infrastructure, and direct port access.

Key Features:

Large-scale industrial footprint: Over 66,000 sq. ft. of combined industrial, office, and warehouse space, including a 48,440 sq. ft. main test plant, 4,760 sq. ft. mezzanine, and a 13,570 sq. ft. office and warehouse complex with 9,930 sq. ft. dedicated warehouse space.

Heavy industrial capability: Pre-engineered steel construction with clear-span configuration supports equipment installation and fabrication. The facility includes three 5-tonne overhead cranes within the main plant and one 5-tonne crane in the warehouse, all available for reactivation.

Integrated operations layout: Co-located office and warehouse facilities enable administrative, technical, and operational functions within a single footprint, supporting efficient project execution from mobilization through operations.

Ready-to-deploy infrastructure: Existing access to power, water, and wastewater services reduces upfront capital requirements and enables accelerated deployment compared to greenfield development.

Secure industrial environment: The site includes controlled access, a guard house, pump house, and supporting infrastructure within an established industrial zone, suitable for continuous operations and proprietary processes.

Flexible configuration for industrial use: The facility supports a range of applications including processing, advanced manufacturing, prototyping, and demonstration-scale production.

Port-integrated logistics advantage: Immediate proximity to deepwater port infrastructure, laydown areas, and marine transport enables efficient inbound materials handling and outbound shipment of products or components.

The facility presents a clear opportunity to accelerate project timelines by leveraging existing industrial infrastructure, eliminating the need for full greenfield development.

See Appendix A for facility images. View full site details: <https://portofargentia.ca/port-of-argentia-demonstration-plant/>

4. Opportunity Scope

Port of Argentia is seeking proposals that demonstrate viable and productive use of the demonstration plant.

Proposals may include, but are not limited to:

- Demonstration-scale processing or manufacturing
- Clean energy or alternative fuel applications
- Critical minerals processing, upgrading, or recovery
- Marine or industrial fabrication support activities
- Industrial testing, prototyping, or validation activities

Port of Argentia is open to a range of commercial structures, including short-term pilot projects, medium-term leases, and long-term tenancy arrangements, as well as adaptive reuse or repurposing of the facility.

6. Submission Requirements

Proponents are requested to provide the following information in their Expression of Interest:

A. Proponent Information

- Company overview, including ownership structure
- Relevant experience and past projects
- Key personnel and technical capabilities

B. Project Description

- Proposed use of the facility
- Description of technology or process
- Stage of development (e.g., pilot, demonstration, commercial scale)

C. Facility Requirements

- Space and infrastructure requirements
- Utility needs (power, water, wastewater)
- Any required modifications or upgrades to the facility

D. Commercial Overview

- Proposed lease structure (if known)
- Anticipated project timeline, including mobilization and operations
- Estimated capital investment

E. Economic Impact

- Anticipated employment (direct and indirect)
- Local procurement opportunities
- Broader regional or sectoral impact

F. Regulatory and Environmental Considerations

- Overview of anticipated approvals or permits
- High-level environmental and safety considerations

7. Evaluation Criteria

Submissions will be evaluated based on the following criteria:

- Technical feasibility and readiness of the proposed project
- Commercial and financial viability
- Compatibility with existing infrastructure and site conditions
- Economic impact, including job creation and investment
- Proponent's experience and ability to execute

8. Commercial Considerations

Lease terms and commercial arrangements will be negotiated with selected proponents.

Preference may be given to proposals that:

- Maximize use of existing infrastructure
- Demonstrate a clear path to near-term implementation

- Require minimal modification to the facility or clearly justify required upgrades
- Present opportunities for future scale-up or long-term tenancy

9. Process and Timeline

- **RFEOI Issued:** May 4, 2026
- **Submission Deadline:** May 22, 2026
- **Review Period:** May 22-June 5, 2026
- **Proponent Engagement / Shortlisting:** Following review

Port of Argentia may, at its discretion, invite selected proponents to participate in further discussions, request additional information, or advance to a subsequent procurement or negotiation phase.

10. Disclaimer

This RFEOI is non-binding and does not constitute a commitment by Port of Argentia to enter into any agreement.

Port of Argentia reserves the right to:

- Accept or reject any or all submissions
- Request clarification or additional information
- Enter into discussions with one or more proponents
- Cancel or modify this process at any time

11. Submission Details

Expressions of Interest must be submitted electronically in PDF format to:

Port of Argentia Document Control Centre

dcc@portofargentia.ca

cc: b.pomroy@portofargentia.ca

Appendix A: Facility Photos

