



## Theron Davis

### Partner

T 403.232.9761

F 403.266.1395

Calgary

[TDavis@blg.com](mailto:TDavis@blg.com)

[LinkedIn](#)

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Theron is a construction and infrastructure lawyer who represents a variety of industry stakeholders, with a focus on project owners and public authorities, across the full lifecycle of complex projects.

His practice includes advising owners on project structuring, procurement strategy, contract negotiation, and managing claims during project execution for large-scale and technically complex infrastructure and real estate developments. He has a deep knowledge of many project delivery models, including contemporary collaborative contracting models. He routinely supports clients on high-value, time-sensitive projects where procurement, market engagement, risk allocation, and defensible decision-making are critical to project success.

Theron additionally advises on procurement policy, processes, and legislative compliance. His work includes developing and reviewing procurement frameworks and advising on possible improvements. He has advised government ministries in relation to procurement modernization initiatives and legislative updates, where legal, commercial, and policy considerations intersect.

Theron also has experience with contractual disputes, energy-related litigation and builders' liens. Theron has appeared before various levels of court, tribunals and administrative bodies in Alberta and Nova Scotia. Theron co-taught an upper year course at the University of Calgary Faculty of Law on contract drafting and regularly presents, educates, and writes on a variety of construction and infrastructure related topics.

## Experience

- Represented a post-secondary institution from project inception through to project advisory during execution of a major campus redevelopment project in Calgary under a progressive design-build model with an estimated total cost of \$170 million.
- Acted for a not-for-profit owner in the preparation and negotiation of a suite of custom contracts for the execution of a major renovation project with an estimated total cost of \$43 million.
- Guided a public entity through the modernization of its procurement and contracting framework, including structuring trade agreement compliant prequalification processes and standardized master services agreements.
- Led a comprehensive review of a northern government's Indigenous procurement policy, including stakeholder engagement, data analysis, and development of recommendations to modernize the policy and legislative framework, improve effectiveness, and align procurement outcomes with economic participation objectives.
- Represented a Not-For-Profit owner in the preparation and negotiation of a suite of custom contracts for the execution of a major renovation project with an estimated total cost upward of \$43 million.
- Prepared a set of custom supplementary conditions for an Alberta municipality to utilize on various capital projects, including alignment with the requirements of the *Prompt Payment and Construction Lien Act* (Alberta).
- Represented a surety in bringing a successful application to dismiss a \$2 million claim for long delay (*Lloydminster (City) v Alberta Asphalt Enterprises*, 2022 ABQB 55).
- Represented a contractor in a multi-party arbitration arising out of the construction of a large hospital in Alberta, with claims and cross-claims involving the public owner and a number of subcontractors.
- Represents various owners and contractors on several Canadian contractual interpretation issues and COVID-19 related advice in respect to major infrastructure projects.
- Advised various stakeholders on changes in construction lien and prompt payment legislation in various jurisdictions.

## Insights & Events

- Author, "Alberta's proposed Expedited 120-Day Approvals Act (Bill 30)", BLG Article, April 2026
- Author, "Fast-tracking Canada's future: Recent projects announced by the Major Projects Office", BLG Article, December 2025
- Author, "Alberta confirms new AI data centre levy", BLG Article, September 2025
- Author, "Opportunity blooms in wild rose country: Federal government plants Major Projects Office in Calgary", BLG Article, September 2025
- Author, "2025 CCDC construction contract updates", BLG Article, July 2025
- Author, "Construction Tariff Resource", BLG Article, April 2025
- Author, "Take Two: Proposed Amendments to Alberta's PPCLA and the PWA (Bill 30)", BLG Article, April 2025
- Author, "Byte by byte: Navigating key construction risks on data center projects", BLG Article, March 2025
- Author, "Alberta Court of Appeal confirms when a landlord's interest is vulnerable to liens", BLG Article, March 2025
- Author, "Top considerations for construction contracts in light of U.S. tariffs", BLG Article, February 2025
- Author, "Is an adjudicator's decision under the PPCLA final and binding?", BLG Article, June 2024
- Author, "Alberta infrastructure: A positive outlook for P3s in Alberta", BLG Article, May 2024

- Author, "The City of Calgary takes on the housing crisis", BLG Article, September 2023
- Author, "Belt and suspenders never looked so good: Registering construction liens against condominium properties", BLG Article, May 2023
- Co-Author, "[Trust the process](#)," On-Site Magazine, March 2023
- Author, "Cash is King: Builders' Lien Security and Statutory Trusts under Alberta's Prompt Payment and Construction Lien Act", BLG Article, February 2023
- Author, "Milestone Payments and Proper Invoices under the Prompt Payment and Construction Lien Act", BLG Article, October 2022
- Author, "Draft it like it is: "Pay no later than" or "pay when paid" clauses", BLG Article, October 2022
- Author, "Alberta Builders' Lien Act proposed amendments significantly rewritten", BLG Article, November 2020
- Author, "Alberta's Prompt Payment and Construction Lien Act passes second reading", BLG Article, November 2020
- Author, "Alberta legislators introduce new Prompt Payment and Construction Lien Act", BLG Article, October 2020
- Co-Author, "I hope they notice me: Enforceability of notice provisions in Alberta," *On-Site*, August 20, 2020.
- Author, "Keep Your Friends Close: CCDC 30 and Integrated Project Delivery", BLG Article, July 2019
- Co-presenter, "Under Construction: A Close Examination of Recent Construction Law Developments and their Impact on the Oil and Gas Industry," Canadian Energy Law Foundation — Jasper Research Seminar, June 14, 2019
- Author, "Timing is Everything: When to Make a Claim During an Ongoing Construction Project", BLG Article, May 2019

## Beyond Our Walls

### Professional Involvement

- Member, Canadian Bar Association
- Member, Law Society of Alberta
- Member, Nova Scotia Barristers' Society
- Member, The Advocates' Society
- Member, The Women's Legal Education and Action Fund
- Instructor, Contract Drafting Course, University of Calgary, Faculty of Law, Current

### Community Involvement

- Participant, Extra Life Charity Gaming Marathon, 2019
- Volunteer, BLG Reads to Kids
- Volunteer, Civil Claims Duty Counsel (CCDC) project
- Organizer, Extra Life Charity Gaming Marathon, 2018
- Volunteer, Ronald McDonald House, 2017-2018

## Awards & Recognition

- Recognized in the 2026 edition of *Best Lawyers in Canada* (Construction Law and Corporate & Commercial Litigation).

## Bar Admission & Education

- Nunavut, 2025
- Alberta, 2018
- Nova Scotia, 2018
  
- JD, Dalhousie University, 2017
- MA, University of Calgary, 2011
- BA (first-class Hons.), St. Francis Xavier University, 2009

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