



Niamh Ní Chróinín
BEng, MSc Law, CEng MICE, MRICS
Owner & Director



✉ niamhnichroinin@saorconsulting.ca

☎ 403-999-2752

Academic Professional Credentials

- Degree in Civil Engineering
- Masters in Construction Law & Dispute Resolution
- Chartered Civil Engineer (CEng MICE)
- Chartered Quantity Surveyor (MRICS)
- Board member of the Society of Construction Law (SCL) North America
- 2024 SCL Conference Lead (Montreal)
- Lecturer for the Osgoode School of Law
- Instructor at SAIT School of Construction

Professional Experience

- 10 years' site experience on heavy civils projects
- Experience in project, contract, procurement, bid & design management and mentoring junior staff.
- 10 years' experience in forensic analysis (delay, damages)
- Testified in arbitration
- Relevant interpersonal skills to deal with all parties throughout the life cycle of the Project

ADVISORY ENGAGEMENTS

Utilities Upgrade - Baseline Schedule & Delay Monitoring

Confidential Client, Contractor, Alberta

Engaged to support a contractor who had been delayed by 2 years due to Owner's design changes. Project commenced without an agreed baseline schedule and endured delays and disruption. Supported the client by creating a baseline schedule, an as built schedule and an acceleration schedule with supporting costs and an associated risk register.

Infrastructure Construction and Upgrades – Design Risk Monitoring

Local Authority, Owner, Ontario

Engagement through reinsurance company to identify, monitor and advise on best practices for risk management for design and construction of more than 10 mega rail, facilities, and construction projects.

Infrastructure Construction and Upgrades –Monitoring

Confidential Client, Contractor, BC, Canada

Engaged to complete a project audit of a pipeline under construction in BC. This audit consisted of commercial processes, schedule progress and reporting, and overall project health assessment.

Infrastructure Construction and Upgrades – Schedule Delay Monitoring

Confidential Client, Contractor, Ontario

Engaged to complete a monthly windows analysis to identify the impact of COVID on the project. This also included quantifying the cost of this impact.

In House Bespoke Project Controls Training

Confidential Client, Contractor, Ontario

Provided 2-day seminar on project controls, claims management and dispute avoidance. After

which provided monthly lunchtime seminars on current issues the company was facing. This included actual project material, bespoke templates and processes to improve project management.

FORENSIC ENGAGEMENTS

Spillway Replacement – Quantum & Schedule

Confidential Client, Ontario

The analysis focused on the delays caused by the original contractor (who was terminated) and the increase in project cost due to procurement of a replacement contractor. This project required technical knowledge of water works.

Dock Refurbishment – Quantum

Confidential Client, Contractor, Ontario

Reviewed and assessed over 200 change orders that were incorrectly calculated. Supported the client in categorizing changes for the owner and subcontractors and highlighted gaps and key risk areas.

Residential Building – Schedule & Quantum

Confidential Client, Owner, Alberta

Completed delay and quantum analysis after the original contractor was terminated.

Residential Building – Schedule

Confidential Client, Owner, Alberta

Completed delay analysis after the original contractor was terminated for delays and significant deficiencies.

Residential Building - Quantum

Confidential Client, Contractor, British Columbia

Completed an expert report and testified in arbitration on causation of increased costs on a Guaranteed Maximum Price contract on a residential project in BC.

Leisure Centre – Schedule Analysis

Confidential Client, Local Authority, Alberta

Completed an expert responding report on an impacted as planned schedule analysis. Refuted conclusions made by opposing experts based on incorrect interpretation of how to complete the impacted as planned analysis.

Secondary School Development – Schedule Analysis

Confidential Client, Contractor, BC

Completed an expert responding report on schedule delay using progressive as-planned versus as built analysis based on project variables and delays.

Industrial and Manufacturing – Delay Analysis

Meat Processing Plant, Ontario, Canada, Confidential Client, Owner

Completed a detailed design change analysis, along with several employee interviews, to identify schedule delay.

Onshore Oil & Gas – Delay Analysis

Confidential Client – Owner, Northeastern Alberta
Completed extensive analysis regarding impacts associated with engineering progression, standard of care, and design changes to support a delay to the project’s critical path.

Pipeline Delay Analysis – Mediation Report

Confidential Client - Contractor, British Columbia
Completed the design impact analysis to identify if design contributed to any delays on the project.

Infrastructure Construction and Upgrades

Confidential Client - Designer, Alberta
Arbitration involving cost increase due to alleged increase in units from initial budget. Niamh completed the structures analysis between bid and execution.

Pipeline, Modular and Fabrication Design Analysis

Confidential Client - Owner, British Columbia
Arbitration involving cost by the EPC Contractor. Niamh completed a design review to assess if delayed and inadequate design impacted schedule and productivity and led to increased cost. This involved completing an assessment of 30% of the modules designed and assessing how they were built.

Renewables (bio, geothermal, solar, tidal, wind)

40-MW Biomass Power Plants, British Columbia, Canada, Confidential Client - Owner
Niamh performed a detailed schedule analysis to identify the triggering events causing delay to energization on two 40-MW biomass power plants.

Tunneling Design, Productivity and Delay Analysis

Tunnelling design, Confidential Contractor, Ontario, Canada
Completed a productivity analysis based on delayed design and impacted schedule and drafted an associated report.

PROFESSIONAL EXPERIENCE

SAOR

2025

Director

In 2025 Niamh founded SAOR a consulting firm that provides expert support throughout the full lifecycle of construction projects. From auditing compliance to managing changes and claims, we help identify risks early, resolve disputes efficiently, and keep projects aligned with contracts, schedules, and budgets. SAOR’s services include; change & claims management, expert analysis, reports & testimony, project auditing and assurance, onsite representation, procurement & tendering support and in-house contract management and claims training.

Lectures

- SAIT, Winter 2025 Semester, *Scheduling and Controls*
- SAIT, Spring 2025 Semester, *Contracts & Regulations*
- Society of Construction Law Conference, July 12, 2024, *Progressing Your Career – A Presentation For Young Professionals*
- Society of Construction Law Conference, July 16, 2023, *Squeezing the Most Out of Your Mediation*
- CIQS Congress, A Lawyer, June 24, 2023, *An Owner and An Expert Walk into a Bar to Commiserate Their Win*
- SAIT, Yearly, *London 2012 Olympic Park: delivery Challenges and Successes*
- University of Lethbridge, February 1, 2016, *Introduction to Construction Law*
- Osgoode Certificate in Construction Law, March 2, 2019, *Quantifying the Loss – Forensic Schedule Analysis.*
- Osgoode Certificate in Construction Law, February 28, 2020, *Quantifying the Loss – Forensic Schedule Analysis.*
- 6-week Project Management seminar running from April to June 2020 designed and delivered free by Niamh Ni Chroinin.
- Osgoode Certificate in Construction Law, October 21, 2020 *Quantifying the Loss – Forensic Schedule Analysis.*
- CIQS, June 17, 2021, *Commercial Risk Management from Tender to Claims*
- Osgoode Certificate in Construction Law, October 14, 2021, *Quantifying the Loss – Forensic Schedule Analysis,*
- CIQS, November 25, 2021, *How to plan for construction projects post pandemic*
- CIQS, February 23, 2022, *How to conduct a risk workshop*
- Bespoke in house speaking events

Podcasts

- CIQS Knowledge Counts Podcast, Episode 13 – Alternative Dispute Resolution
- CIQS Knowledge Counts Podcast, Episode 4 – Construction Claims Management
- CIQS Knowledge Counts Podcast, Coming Q1 2026 – Change Management