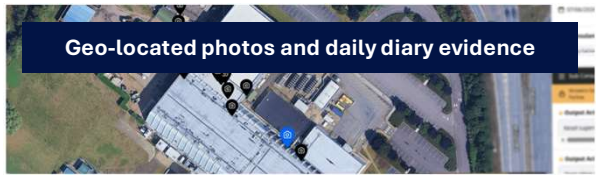
MAGNUS

CASE STUDY

Integrated Construction Management· NEC4 PSSC output-based delivery



The value

What Magnus brought

- Specialist civils expertise to control an unfamiliar scope
- Re-sequenced works around nesting-bird restrictions to protect the wider programme
- Technical capability to resolve delivery challenges, not just extra resource

Key delivery principles

- Paid on output, not time
- Work accepted or rejected at AFP stage
- Early collaboration on repeatable processes
- All parties aligned to shared goals

This creates

- Clear accountability, transparent value measurement and reduced commercial ambiguity

The challenge

- An M&E-focused, private equity-backed contractor secured the largest stretch-contract in its history, for a pharmaceutical client
- Its expertise centred on clean rooms, high-specification pipework, HVAC and electronics
- The contract also included a car park enabling phase and a £60m steel-frame extension, needing specialist civils management and demanding quality and ITP compliance
- This unfamiliar scope had to be delivered without compromising the wider programme or existing commitments

The client required:

- Specialist engineering expertise not available through traditional supply chains
- Collaboration: contract negotiated back and forth to reach an adequate shared risk profile
- A commercially compliant route to self-employed consultants advising on design, procurement and programme
- Alignment of Engineering, Project Management and Commercial delivery under an overarching contract
- Clear, auditable outputs to support Applications for Payment

Magnus' involvement

An output-measured Construction Management team managing the civils works, including:

- Procurement and coordination of subcontractors
- Programme development, sequencing and resequencing of works
- Installation surveys and validation
- Design coordination
- ITP compliance and O&M documentation
- Downward commercial and payment control

Designed around (NEC4 PSSC):

- Defined scope and output measurement
- Specialists selected for sector expertise, operating fully within the client's QMS
- Daily diaries and geo-located photo evidence
- Structured substantiation of payment applications

Commercial model

- Integrated price: consultants engaged on a deliverable model, linked to defined outputs
- If outputs fall short: payment not certified and Pay Less Notice issued under the Housing Grants, Construction and Regeneration Act 1996