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Applying DAY2 principles to modernise buildings intelligently, responsibly, and without disruption



From the Desk of Neil Krotzsch | Head of Automation & Day 2 Services

Dear valued DAY2 Ambassador,

I hope last month's edition helped set the foundation for the journey ahead. Over the coming months, we're exploring how sustainability models - when paired with an industry-leading service offer - create meaningful, measurable outcomes for building owners, managers, and tenants alike.

This month, we continue our deep dive into **Circular Upgrade Pathways**, the practical expression of circular economy principles inside building automation. These pathways are one of the most distinctive parts of DAY2 thinking, and they reshape how buildings evolve over time.

Circular Upgrade Pathways (Explained)

Circular upgrade pathways are a **non-linear, reuse-first** method for modernising building control systems. Instead of the traditional *rip and replace* model, DAY2 applies a staged, intelligent approach that keeps materials, infrastructure, and value circulating for as long as possible.

They are the operational bridge between **DAY2 principles** and **circular economy rules** - delivering modernisation without waste.

The Architecture of Circular Upgrades:

1. Reuse What Works

Circular pathways begin with a simple rule: **if a component still performs its function, it stays.**

DAY2 reuses:

- existing cabling
- field devices
- communication backbones
- mounting hardware
- power supplies
- brackets and housings

This dramatically reduces landfill and avoids unnecessary CAPEX.

Real-Life Application Consider a twelve-year-old building with multiple plant rooms per floor, mixed protocols, and outdated automation logic. A full system replacement would generate waste in every form - raw materials, time, and budget.

A DAY2 approach preserves the existing hardware and focuses on upgrading operational software modules. New logic is layered onto the existing controller structure, adding modern functionality without unnecessary replacement - provided the platform supports such add-ons.

If not, we move to the next pathway.

2. Replace Only the “Brain,” Not the “Muscle”

Legacy systems typically fail because the **controller** becomes unsupported - not because the motors, sensors, or actuators stop working.

Circular upgrade pathways:

- introduce a modern, open-protocol controller
- keep existing field devices in service
- allow old and new systems to run in parallel

This preserves asset value and avoids waste.

Real-Life Application Following the DAY2 Audit, the recommendation may be to retain local controllers and reuse actuator functionality, while upgrading the central head-end - the “brain.” A future-proof, open-protocol platform is installed, capable of communicating across multiple protocols and delivering modern, tailored logic modules for different building zones.

More on this in **section 4 below**.

3. Use Fitout Windows to Minimise Disruption

Circular pathways align upgrades with natural building cycles. During tenant fitouts:

- ceilings are already open
- access is available
- disruption is expected

DAY2 uses these windows to install secondary communication cables or repurpose existing wiring, a low-impact, high-value step that accelerates future upgrades.

Real-Life Application The new server platform enables parallel operation of old and new systems. For example:

- old system = BACnet
- new system = KNX

The platform communicates with both simultaneously. To the logic engine, the “language” doesn’t matter - only the required commands.

This staged approach keeps user experience high while the old system is gradually phased out.

4. Layer New Logic Over Old Infrastructure

Instead of replacing hardware immediately, DAY2 overlays:

- new control algorithms
- modern dashboards
- cloud-enabled services
- improved user interfaces

This gives tenants and facility managers an immediate uplift before any physical upgrades occur.

Real-Life Application Open-protocol platforms unlock highly flexible options. Any floor, zone, or tenant area can be modernised individually - without major CAPEX.

Tenants experience modern control, fine-tuned operation, and glossy dashboards early in the process. Facility managers benefit from visible improvements almost immediately.

5. Traceable, Responsible Recycling

When components reach end-of-life, DAY2 ensures:

- segregation of materials
- responsible recycling
- documented traceability
- landfill-free processing

This aligns directly with Green Star's **Resource & Circularity** megatrend.

Real-Life Application DAY2's sustainability DNA includes Product Stewardship and Take-Back programs. Replaced materials are collected, returned to the factory, refurbished responsibly, and fully documented. A certificate is issued detailing the recycled components - a tangible sustainability outcome.

6. Staged CAPEX, Staged Transformation

Circular upgrade pathways allow buildings to modernise:

- floor by floor
- zone by zone
- system by system

This spreads investment over time, reduces risk, and avoids the shock of full system replacement.

Real-Life Application Asset Managers can now focus on occupant wellbeing and comfort without stretching budgets. Upgrades can target pressure points - specific tenants, floors, or zones - with short turnaround times and minimal CAPEX rounds.

What This Means for Your Asset

Circular upgrade pathways deliver tangible, measurable improvements across sustainability, CAPEX efficiency, and occupant experience:

- lower landfill
- reduced CAPEX
- extended asset life
- improved tenant experience
- future-ready automation
- alignment with Green Star megatrends
- minimal operational interruption

They are the essence of DAY2 thinking: **upgrade what matters, reuse what works, and respect the building's lifecycle.**

Looking Ahead Together

I'll leave this with you to reflect on your own asset and daily challenges. Do you see parallels? Pressure points? Opportunities?

Next month, we'll explore **minimal-invasive upgrades** - practical examples of how refurbishments can be executed with minimal resources and immediate, tangible results.

Until then, stay tuned.

Warm regards,

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