

# CRANE HOTEL



# FARALDA \* \* \* \* \*

## **History & Development:**

After 6 years of construction works, started in 2011, owner Edwin Kornmann Rudi turned an old industrial crane into the most unique and spoken about hotel project in the Netherlands. More than 100 companies were involved in this amazing and award-winning restoration project.

*It is certainly set to become one of the most talked about pieces of architecture...*" (Fused Magazine)

The NDSM is a former ship wharf nowadays full of restaurants and innovative hub of art, culture and business. NDSM is the place where innovative entrepreneurs meet to discuss business and where some of the biggest brands in the Netherlands have their headquarters.

*"WITH extravagant decor, roll-top baths and a heated whirlpool with panoramic views of Amsterdam, this swanky hotel is the height of style"*(Daily Star)

After a major restoration from 2011-2016 the monumental 50-metre high crane starts its second life as a brand-new luxury hot spot in Amsterdam with only 3 suites and a TV Broadcasting studio.

Crane Hotel Faralda is a monumental landmark and the icon in the middle of the industrial NDSM heritage. The Crane is now one of the most significant developments of its time and has received unprecedented international media coverage to herald its uniqueness.

The old crane was in a profound state of repair. The foundation costs per suite are due to the high construction and restoration costs currently the highest in Netherlands; Per suite more than 1 mio.

The redevelopment has been a major tour de force because of the unprecedented structural challenges. Over 5 years, hundreds of contractors and subcontractors were involved. To solve all the tremendous construction challenges seven specialized construction / consultancy firms (each with their own discipline) daily advised and calculated to overcome the technical challenges.

Every day it has a different and marvellous view. The crane has a wind vane mode and moves slowly in the wind. A high-class piece of technology is the pivot bearing with swivel assembly where all piping work passes through. In the rotating thrust bearing are all recesses that can move independently of each other. All pipe work (17 electric groups, water drainage, sewage, internet) goes through a very small opening of less than 80 millimetres.

Immense challenges were the fire and safety requirements. In particular, the required water pressure and water capacity were a major challenge during the last year of development. Two large pressurized water pumps ensure that the three-drench showers provide enough water. The 2,000-litre water tank for fire protection and the 1,500 litre spa pool on the roof top are provided with sufficient water.

Another unique and distinctive case is the New Business Model necessary to gain control over the extremely high costs.

1. Financial commitment from (sub) contractors. They were all paid after their services.
2. The marketing exposure has been determined by value.
3. 40 stakeholders signed a bartering deal (all of them international based companies). Their goods and services provide the demands in the high-end market (see list). Only with their help the restoration project could be realised.
4. Tight supervision of the constantly changing development.

The € 150,000 quay recovery and soil remediation were no exceptional challenges, but the 500-pounder and the bureaucracy which caused a tremendous major cost were.

## CRANE HOTEL FARALDA AMSTERDAM

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Construction costs eventually amounted to more than € 4.000,000, - Thus the building costs per suites are among the highest in the Europe. It took more than 6 years from initiation of the project to the realization and operation of the hotel. The former crane 13 has been made in 1951 by Hensen Ltd and is a national monument now.

Architectural vision: The crane has been brought back to its original colour (blue-grey and yellow). The new additions are red (according vision Bernard Tschumi; I.e. Parc de la Villette Paris)

Current name: Crane Hotel Amsterdam Faralda  
Owner – Inventor: Edwin Kornmann Rudi

Size of the suite: 40 m2 / 45 m2  
Studio

Weight in tons:	Original weight	Weight after work
Boom:	51	53
Contra weight:	50	50
Mast:	35	88
Tower pivot	62	75
Water Mist / Tank:		3
Spa pool tank:		3
Decoration Suites:		5
Reinforcements steel:		18
Total weight:	198	295

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